



## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION Pursuant to the California Environmental Quality Act (CEQA)

- Who:** County of San Luis Obispo Department of Public Works
- What:** A Mitigated Negative Declaration has been prepared and issued for the County of San Luis Obispo Department of Public Works New Probation Department Building Project. The County plans to construct an approximately 35,000-square-foot, two-story, office building with support spaces, secure staff parking and public/visitor parking. The new building would include office space, interview rooms, training rooms, conference rooms, evidence room, armory, secured sally port, break rooms, locker and changing rooms, restrooms with showers, public lobby, secured parking for Probation employee's vehicles and Department vehicles with clear definition between staff and public access areas, and an emergency generator. In addition to the new building, the project includes the construction of up to 141 parking spaces, stormwater detention facilities, electrical and other utility connections and upgrades, as well as internal road improvements.
- The project is located at the existing County-Owned Johnson Avenue Campus within the City of San Luis Obispo, in the San Luis Obispo Planning Area (San Luis Obispo Sub Area North), in Supervisorial District 3.
- Where:** Copies of the proposed Mitigated Negative Declaration and all the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Public Works, 976 Osos Street, County Government Center Room 206, San Luis Obispo, CA 93408.
- Comments:** The 30-day review and comment period for the proposed Mitigated Negative Declaration begins on October 18th, 2021 and ends on November 17, 2021. Written comments must be received by 5:00 p.m. on the last day of the review period and should be addressed to: Blaize Uva, Environmental Specialist, [buva@co.slo.ca.us](mailto:buva@co.slo.ca.us), County Government Center, Room 206, San Luis Obispo, CA 93408.
- Public Hearing:** The County of San Luis Obispo Board of Supervisors will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is tentatively scheduled for December 2021. Interested persons can access the Board of Supervisor's agenda at <http://www.slocounty.ca.gov/bos/BOSagenda.htm> to locate the date of the public hearing for this project.

Filed in County Clerk's Office  
Helen Nolan  
San Luis Obispo - County Clerk-Recorder

**PST202100066**

10/20/2021  
CLKPOST  
Pages: 2  
Fee: \$ 0.00

By nbalseiro, Deputy



## NOTICE OF TO INTENT TO ADOPT A NEGATIVE DECLARATION

This page was added to the posting in order to place the Clerk's office label on the document without obstructing any of the documentation within the notice.

Helen Nolan  
San Luis Obispo  
County Clerk-Recorder  
Main Office: (805) 781-5080  
Atascadero: (805) 461-6041  
www.slovote.com

Receipt: 21-56283

Product	Name	Extended
CLKPOST	CLERK POSTING	\$0.00
# Pages		2
Document		PST202100066
#		
Document	COUNTY OF SAN LUIS OBISPO	
Info:	PUBLIC WORKS NEW PROBATION DEPARMENT BUILDING PROJECT	
<hr/>		
Total		\$0.00
Change (Cash)		\$0.00

PLEASE KEEP FOR REFERENCE

10/20/21 2:21 PM nbalseiro  
San Luis Obispo

Probation Department Building- New  
Construction Project  
ED21-133 (320112)

**MITIGATED NEGATIVE DECLARATION & INITIAL STUDY**



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PUBLIC WORKS  
ENVIRONMENTAL PROGRAMS DIVISION

Initial Study – Environmental Checklist

**Project Title & No. Probation Department Building – New Construction Project ED21-133 (320112)**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture & Forestry Resources	<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Hydrology & Water Quality	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Energy	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Geology & Soils	<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Mandatory Findings of Significance

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation, the Environmental Division Manager finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Blaize Uva (County of SLO Environmental Specialist)

*Blaize Uva*

10/13/21

Prepared by (Print)

Signature

Date

Keith Miller (County of SLO Environmental Division Manager)

*Keith Miller*

10/13/21

Reviewed by (Print)

Signature

Date

## Initial Study – Environmental Checklist

### Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Public Works Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Public Works Department, 976 Osos Street, Rm. 206, San Luis Obispo, CA, 93408-2040 or call (805) 781-5252.

### A. Project

**DESCRIPTION:** The San Luis Obispo County Department of Public Works (County) proposes to construct a new Probation Department building (project). The project is located at the existing approximate 22-acre County-owned Johnson Avenue Campus within the City of San Luis Obispo, in the San Luis Obispo planning area (San Luis Obispo Sub Area North), in supervisorial District 3 (Figure 1 – Vicinity Map).

The goals of the project include:

- Provide the appropriate amount and types of spaces tailored to the needs of a modern-day probation department;
- Consolidate Probation functions to allow shared operations and reduce interdepartmental travel;
- Improve convenience and access for public clients;
- Create a positive environment for clients and employees; and
- Include secured, gated parking for County vehicles and personnel vehicles.

The County plans to construct an approximate 35,000-square-foot, two-story, office building with support spaces, secure staff parking and public/visitor parking (Figures 2-3). The new building would include office space, interview rooms, training rooms, conference rooms, evidence room, armory, secured sally port, break rooms, locker and changing rooms, restrooms with showers, public lobby, secured parking for Probation employee's vehicles and Department vehicles with clear definition between staff and public access areas, and an emergency generator. The project would provide room for up to approximately 130 employees, which would include 114 from the current Probation offices on Johnson and Prado Roads, and accommodate up to 16 additional employees. In addition to the new building, the project includes the construction of up to 141 parking spaces, stormwater detention facilities, electrical and other utility connections and upgrades, as well as internal road improvements.

The existing Probation Department building, located adjacent to the proposed project, is an 80-year-old, 11,812-square-foot building called Casa Loma that was historically used as a tuberculosis sanitarium. Probation Officers work in undersized office spaces, there is a shortage of group meeting rooms, and several

## Initial Study – Environmental Checklist

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of them are connected to adjoining offices which is inefficient and lacks privacy for staff and clients. The Casa Loma facility does not provide enough space for current Probation operations and personnel, nor for future needs. Additional Probation staff is currently located at a leased space on Prado Road and would relocate to the new facility. The existing building would potentially be demolished in the future; however, because of the uncertainty regarding future uses, they are not considered in this document.

The project intent is to build a user-friendly, accessible, safe, and healthy environment for Probation staff and the public. Security will be an important part of this new building. The building's design and construction shall meet California Title 24 Codes, State Storm Water Requirements, and County Building Standards. The project is located on a County-owned parcel and therefore the County of San Luis Obispo Department of Planning and Building will have jurisdiction and oversight for review, approval, permitting and final occupancy for the facility. The project will require City Fire Department review and approval and an encroachment permit for connection to City utilities, street frontage improvements, and work in the public right-of-way. The building's design would incorporate the latest green building codes, State stormwater requirements, and energy and water saving features.

**ASSESSOR PARCEL NUMBER(S):** 003-601-007

**Latitude:** 35 ° 16' 33.207" N      **Longitude:** 120° 38' 44.183" W      **SUPERVISORIAL DISTRICT #**      3

### B. Existing Setting

**Plan Area:** San Luis Obispo      **Sub:** San Luis Obispo(North)      **Comm:** San Luis Obispo

**Land Use Category:** City, Public, Low/Medium Density Residential, Conservation/Open Space

**Combining Designation:** City, Public and Residential Use

**Parcel Size:** ~22acres

**Topography:** Nearly level to moderately sloping

**Vegetation:** Urban-built up Ornamental landscaping

**Existing Uses:** Public Facilities; undeveloped

#### Surrounding Land Use Categories and Uses:

**North:** Low Density Residential      **East:** Public Facilities; Conservation Open Space

**South:** Low Density Residential; Office      **West:** Public Facilities; Low Density Residential  
Conservation Open Space

# Initial Study - Environmental Checklist



VICINITY MAP

## New Probation Department Building, San Luis Obispo, CA

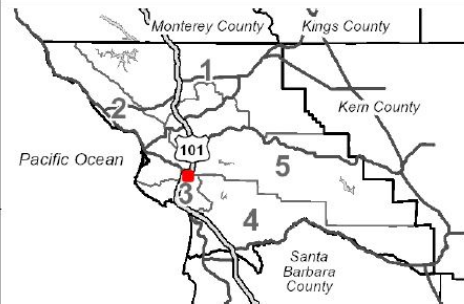
COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PUBLIC WORKS

1: 12,000



Map by: B.Uva

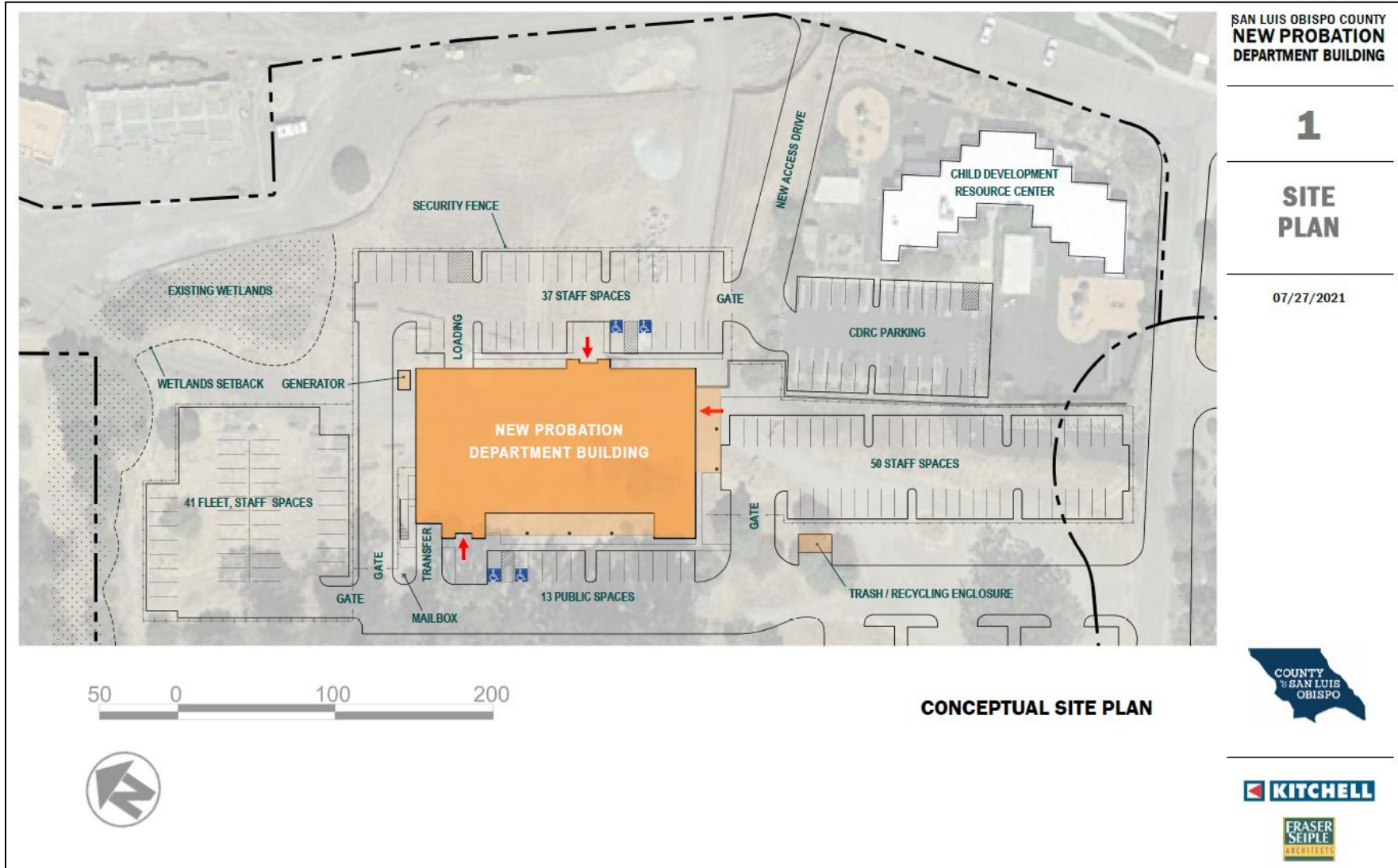
Printed: 8/16/2021



I: New Probation Department Building - Vicinity Map



# Initial Study - Environmental Checklist



2: New Probation Department Building - Proposed Site Plan

# Initial Study – Environmental Checklist



**SOUTHWEST ELEVATION**



**NORTHWEST ELEVATION**



**SOUTHEAST ELEVATION**



**NORTHEAST ELEVATION**



**PERSPECTIVE 1**



**PERSPECTIVE 2**

SAN LUIS OBISPO COUNTY  
**NEW PROBATION  
DEPARTMENT BUILDING**

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**10**

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**EXTERIOR  
ELEVATIONS**

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06/21/2021



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3: New Probation Department Building - Proposed Exterior Design

## Initial Study – Environmental Checklist

### C. Environmental Analysis

The Initial Study Checklist provides detailed information about the environmental impacts of the proposed project and mitigation measures to lessen the impacts.

#### I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
(a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Setting

The project is located within the City of San Luis Obispo on County-owned lands. The visual setting is an urban/developed setting with commercial, public health and services, and residential uses. No creeks or rivers exist with the project area. The project is located at the base of an undeveloped hilly area that was historically used for prospect mining. The project area has expansive views to the west of the city of San Luis Obispo and the Terrace Hill open space. The project is bordered to the north by the Bishop Street Studios residential development; to the south by healthcare and commercial complexes; and to the west by additional public facilities. The visual character of the hillsides extending to the east present a scenic backdrop to the City's eastern edge. The County's Conservation and Open Space Element recognizes the scenic value of these hillsides and has relevant policies discussed in more detail below. Additionally, the City's Conservation and Open Space Element (Scenic Roadways and Vistas) identifies the segment of Johnson Avenue near Bishop

## Initial Study – Environmental Checklist

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Street as having high scenic value based on preserving the viewshed of the hilltops and open space areas accessible to the public by hiking trails.

The building would be up to approximately 30 feet tall with a tan color palette that is similar to existing buildings at the Johnson Avenue Campus. The new building would likely not be seen from northern stretches of Johnson Avenue as views of the new building would be obscured by the existing County Health Agency, Psychiatric Health Facility, and existing vegetation screening that borders Johnson Avenue. The new building would be partially visible from Johnson Avenue when approaching the site from the south heading towards Bishop Street. Though semi-visible from some public areas, the new building will not silhouette or impede views of the eastern hillside as the new building height is similar or lower than existing buildings at the Johnson Avenue Campus, and will be located at a lower elevation than the designated scenic area.

### *Discussion*

(a) *Have a substantial adverse effect on a scenic vista?*

For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Public scenic viewpoints include the Johnson Avenue corridor, trails and overlooks within the open space areas. While the project may be somewhat visible from these locations, development would occur between existing urban development along Johnson Avenue, and would not encroach into the scenic hillsides to the east. The development would appear as in-fill, and would not significantly impact the overall scenic vista from these open space areas. Therefore, based on the location of the project, and proposed configuration and location proposed new structures, implementation of the project would not result in a significant impact on a scenic vista.

The project site is generally not visible from major public roadways due to the presence of existing development and mature vegetation between the project site and Johnson Avenue. As proposed, the building height will not surpass the height of the existing surrounding buildings, it can reasonably be concluded that the development would not be visible within the City-recognized scenic vista along Johnson Avenue.

(b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The proposed project is not located on a state scenic highway, and therefore will have no impact.

(c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The project is located within an urban area and is consistent with designated Public Facility zoning in which public uses conducted by governmental agencies, are intended to provide for a wide range of public, cultural, and quasi-public uses that meet the needs of City and County residents. Discussions regarding the project are ongoing with the City of San Luis Obispo, and all appropriate permits, zoning, guidelines, regulations, and policies will be followed.

## Initial Study – Environmental Checklist

- (d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

While the new building and associated parking lot will be a new light source, the lighting will be shielded and will comply with the City of San Luis Obispo’s Title 17 Zoning Regulations (17.70.100 Lighting and Night Sky Preservation) and the County General Plan goals related to preservation of views of the night sky. Compliance with the above stated regulations will reduce this impact to less than significant levels.

### Conclusion/Mitigation

The project is located within an in-fill area of urban development and will not conflict with applicable Public Facilities zoning and other regulations governing scenic quality. The new building will be approximately 30-foot tall, and any public views will be predominantly obscured by the existing surrounding buildings of similar and higher elevation along with mature vegetation that borders Johnson Avenue. Potential impacts would be less than significant. No mitigation measures are required.

### Sources

County of San Luis Obispo General Plan, County and Open Space Element. Adopted May 11, 2010. San Luis Obispo County Department of Planning and Building.

San Luis Obispo Municipal Code, Title 17 Zoning Regulations, Chapter 17.70.100 Lighting and Night Sky Preservation.

## II. AGRICULTURE AND FORESTRY RESOURCES

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:*

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

## Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

The project is located within an urban environment within the San Luis Obispo City Limits. There are currently no agricultural areas within or adjacent to the project area. The project area's soils are mapped Diablo and Cibo clays (9-15% slopes) and are considered farmland of statewide importance. The Agricultural Commissioner's Office did not respond with any comments/concerns to a New Project Referral that was sent to their office as part of the project.

There are currently no agricultural land uses in the vicinity of the project site. There are no lands under Williamson Act contract and no managed forest lands or timberland on or near the project site.

### Discussion

- (a) *(Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?)*

Soils considered Farmland of statewide importance are present but are not currently being used/not likely to be used for agriculture due to existing land uses and developed nature of the site. The site is owned by San Luis Obispo County and provides public services related to public health, probation, mental health, and other public serving programs. The project site is semi-developed and is located within an urbanized area in the City of San Luis Obispo and therefore will have a less than significant impact.

## Initial Study – Environmental Checklist

(b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project site does not contain any parcels currently under a Williamson Act contract and does not conflict with existing zoning for agricultural use, and therefore will have no impact.

(c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

There are no forest lands or timberlands within the project area and therefore will have no impact.

(d) *Result in the loss of forest land or conversion of forest land to non-forest use?*

The project would not result in the loss or conversion of forest land as no forest lands are present in the project area, and therefore will have no impact.

(e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

The project is in an urbanized area with no adjacent agricultural activities. The project would not result in any direct impacts or otherwise conflict with agricultural activities.

### Conclusion/Mitigation

Due to the scope of the proposed project, the location in existing County right-of-way and previously disturbed areas, and the lack of agricultural and forest resources within the project site and vicinity, no significant impacts to agricultural and forest resources are anticipated and no mitigation measures are necessary.

## III. AIR QUALITY

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Initial Study – Environmental Checklist

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

San Luis Obispo County is in non-attainment status for ozone and particulate matter 10 micrometers in size and smaller (PM<sub>10</sub>) under the California standards. This means that the state air quality standards for ozone and PM<sub>10</sub> are not being met. The San Luis Obispo County Air Pollution Control District's (APCD) Clean Air Plan (CAP) provides guidance for long-term emissions, cumulative effects, and countywide programs developed with the goal of reaching acceptable air quality levels.

For project-specific emissions analyses, the current guidance is the County APCD CEQA Air Quality Handbook (2012). The Handbook provides significance thresholds that apply to project operations and construction and specifies mitigation measures to address threshold exceedances.

A project referral was submitted to the APCD, and the County received a response on April 19, 2021. The APCD evaluated the construction impacts using Table 1-1 in the CEQA Air Quality Handbook (April 2012) and concluded that the project would not exceed construction significance thresholds; however, mitigation in relation to fugitive dust emissions, idling of diesel engines during the construction phase is required. Based on an analysis using California Emissions Estimator Model (CalEEMod), the County determined that operational emissions were below APCD thresholds, therefore, no operational emission mitigation is required.

The project area is within an area of Naturally Occurring Asbestos (NOA). Pursuant to the Airborne Toxic Control Measures, California Air Resource Board (CARB), and APCD dust control measures for construction and grading in areas known to have NOA (regardless of soil concentrations) are required.

### Discussion

#### (a) Conflict with or obstruct implementation of the applicable air quality plan?

The project is "in-fill" and would incorporate green building principles and replace and consolidate two existing office spaces in the City. It is a public facility located on a parcel designated for such use. The proposed project does not conflict with or obstruct implementation of the Clean Air Plan.

#### (b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The project will not result in any permanent increase in vehicle emissions that would affect ozone or PM<sub>10</sub> (dust) levels as it is intended to replace two existing offices in the City of San Luis Obispo. Construction activities could generate temporary increases in local air pollution and have the potential to increase ozone and PM<sub>10</sub> emissions. The project will result in short-term construction equipment exhaust and fugitive dust emissions as well as emissions from construction commutes.

CalEEMod analysis confirmed that operational level emissions were below thresholds warranting project-specific emissions mitigation. Therefore, the project which would consolidate staff into a single, energy-



## Initial Study – Environmental Checklist

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efficient building, would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment.

(c) *Expose sensitive receptors to substantial pollutant concentrations?*

Sensitive receptors are people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. Medical facilities are located in close proximity to the project site and their clients could be considered sensitive receptors, for example.

Naturally occurring asbestos (NOA) is identified as a toxic air contaminant by the CARB. Serpentine and other ultramafic rocks are abundant throughout the state and may contain NOA. The project is located within the County APCD planning area for NOA, therefore NOA could potentially be encountered at the project site. In accordance with APCD recommendations, an Asbestos Dust Control Plan will be drafted for the project.

The proposed project may temporarily expose sensitive receptors to temporary, construction-related pollutant concentrations. Construction activities may generate fugitive dust, which could be a nuisance to residents and businesses in close proximity to the proposed construction site.

Diesel engine idling is regulated by State law (13 CCR Section 2485; 13 CCR Section 2449(d)(2)). These regulations apply to diesel-powered construction vehicles and equipment used for the project and would help minimize the potential for exposure to nearby sensitive receptors. The regulations include a five-minute idling restriction and the requirement to post signs in designated queuing areas and job sites to remind drivers and operators of the idling limit.

Based on close proximity of construction areas to sensitive receptors, in addition to the state-required diesel idling requirements, the County will implement additional requirements to minimize impacts to nearby sensitive receptors. These include not locating staging and queuing areas for construction vehicles within 150-feet of nearby residences/other receptors and using alternatively fueled equipment to the maximum extent practicable.

(d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The project will not result in any odors beyond those typically associated with construction projects. Those odors will be short-term and limited to the immediate construction area.

### *Conclusion/Mitigation*

The County will implement all construction-phase Air Quality mitigation measures that were identified by the APCD. These measures are applicable to the construction phase of the project and include limiting idling time of diesel-powered equipment, managing fugitive dust emissions, conducting proper abatement of asbestos-containing material and lead-based coated structures, and complying with the Asbestos Air Toxics Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations (Title 17 CCR Sec 93105) to reduce emissions of NOA. A full list of Air Quality related mitigation measures are provided in Exhibit B. Therefore, potential impacts to air quality would be less than significant with mitigation.

### *Sources*

San Luis Obispo Air Pollution Control District CEQA Air Quality Handbook (2012). [Microsoft Word - CEQA Handbook 2012\\_v1.doc \(storage.googleapis.com\)](#). Accessed July 7, 2021.

## Initial Study – Environmental Checklist

### IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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### *Setting*

The Johnson Avenue Campus is situated on a southwest-facing slope at the eastern edge of the City of San Luis Obispo. The site is partially developed with the existing probation building and other public services buildings. Undeveloped portions of the campus consist of regularly mowed annual grassland habitat, bordered by a mix of native and ornamental trees and shrubs. The site is bordered on the north, south, and west by residential and commercial developments. To the east, the site is bordered by undeveloped open space and low-density residential properties on mostly grazed acreage.

Slope wetlands fed by artesian springs are present near the project site. Water from these springs and general runoff from the surrounding slopes converge into two drainages that flow west across the northern edge of the campus. Wetlands and drainages on site have been substantially altered from their natural condition by historical and ongoing disturbance associated with development, mowing, pedestrian and vehicle access, and invasion by non-native and ornamental species.

Where wetlands and drainages occur in close proximity to proposed development, the outer limits of these features were mapped in the field and are incorporated into site plans. The project site is not located within any designated Critical Habitat.

### *Discussion*

- (a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

### **Nesting Birds**

All native avian species are protected by the Migratory Bird Treaty Act and Fish and Game Code. The potential to disrupt or adversely impact these species is highest during their nesting season, when nests are most likely to be active (i.e., eggs and/or young are present). In San Luis Obispo County, the typical nesting bird period is February 1 through September 1 each year and this period is expected to overlap with the anticipated construction schedule to some extent.

Vegetation removal and ground disturbance during construction could directly destroy active nests or indirectly contribute to nest failure by exposing active nests to the elements and/or predators. Human activity close to an active nest could attract potential nest predators and/or disrupt the normal nesting activities of adult birds and contribute to nest failure.

If vegetation removal or trimming is proposed during the nesting bird period, a pre-construction nesting bird survey will be conducted by a biologist.

### **Special Status Plant Species**

Two special status plant species were documented on the Johnson Avenue Campus during two surveys in April and June 2021: Cambria morning-glory and San Luis mariposa lily.

Cambria morning-glory is listed by California Native Plant Society with a California Rare Plant Rank (CRPR) of 4.2. Plants with a rank of 4 have limited distribution.

San Luis mariposa lily is listed as CRPR 1B.2. Plants with a rank of 1B are rare, threatened, or endangered everywhere they occur, both within and outside of California (if they occur outside California).

## Initial Study – Environmental Checklist

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The Cambria morning-glory or San Luis mariposa lily are not located where they could be directly or indirectly impacted by the project.

### Special Status Wildlife Species

Suitable habitat was identified within the project area for 6 special-status wildlife species. Species for which marginally suitable habitat was identified on site include one bat, three insects, one bird, and a freshwater snail. These species were not observed on site, and given the existing level of disturbance, these species are unlikely to be found onsite.

- (b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

Three Natural Communities of Concern (NCC) are mapped within five miles of the project area: Northern Interior Cypress Forest, Serpentine Bunchgrass, and Coastal and Valley Freshwater Marsh. However, these vegetation communities, or any other NCC, do not occur within the project area. No federally designated critical habitat or Essential Fish Habitat (EFH) occurs within the project area.

- (c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Implementation of the project will not impact any federal or state jurisdictional waters, wetlands, or other waters as the project has been designed to avoid jurisdictional waterways. Adjacent wetlands will be demarcated on project plans and exclusionary fencing will be emplaced during the construction phase of the project to ensure there are no impacts.

- (d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

The project area is not in or adjacent to California Essential Habitat Connectivity, mapped Natural Landscape Block, or Essential Connectivity Area. The project area and its associated land cover types do not provide an important wildlife movement corridor for local and regional terrestrial or aquatic animals.

- (e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The project is consistent with local policies and ordinances that protect biological resources.

- (f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

There are no Habitat Conservation Plans, Natural Community Conservation plan, or other approved local, regional, or state habitat conservation plans associated with the project area.

### Conclusion/Mitigation

The project has been designed to avoid jurisdictional waterways, which will be demarcated on project design plans and avoided during the construction phase by implementation of exclusionary fencing. The County's standard mitigation measure regarding pre-construction surveys for nesting birds for construction scheduled during the nesting season (generally February 1 through September 1) would ensure no significant adverse effects to migratory and native nesting birds. Typical mitigation measures would be implemented to ensure

## Initial Study – Environmental Checklist

no adverse effects to wildlife during construction. With implementation of these mitigation measures the project will have a less than significant impact of biological resources. See Exhibit B for the full list of biological mitigation measures.

### Sources

City of San Luis Obispo. Tree Regulations. Municipal Code, Title 12, Streets, Sidewalks and Public Places, Chapter 24 Tree Regulations. [Ch. 12.24 Tree Regulations | San Luis Obispo Municipal Code](#). Accessed July 15, 2021.

## V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

Consideration of cultural resources under CEQA (Section 15064.5) includes evaluation of project impacts on resources listed in or eligible for listing in the California Register of Historical Resources. This can include, among other things, historical buildings, structures, sites, and archaeological resources. Analysis of potential project impacts on cultural resources includes a search for sites listed or eligible for listing in the Register at the project site or in the vicinity, and studies to determine the presence or likely presence of cultural resources that could be impacted by the project. The findings from these studies are used to determine if construction monitoring is warranted in cases where there is reasonable likelihood of encountering previously unidentified resources.

A Historic Resources Constraints Assessment (Rincon, 2021) was conducted at the Johnson Avenue campus. It was determined that while historic age (greater than 50 years old) structures exist on site, none are eligible for listing on a local, state or national register. No eligible historical buildings, structures or sites listed in the California Register of Historical Resources are located in or near the project area.

An archaeological survey was completed by qualified County staff for the project in January 2021. No prehistoric sites exist in the project area. Given the history of the Johnson Avenue Campus, and its continued

## Initial Study – Environmental Checklist

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use related to public health dating to the late 1800s, it is expected that historic-age debris and refuse will be located onsite. However, the area has been substantially altered throughout time related to construction, demolition, grading, and building alterations, therefore historic materials are not expected to be discovered *in situ*.

### Discussion

(a) *Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*

There are no known significant historical resources or structures that are eligible for inclusion on a state or national list within the project area.

(b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

An archaeological survey of the project area did not identify significant archaeological resources. Based on past site disturbance, lack of archaeological finds in the project area, and lack of nearby archaeological resources, the project is not expected to cause an adverse change in the significance of an archaeological resource; however, standard mitigation measures are recommended to address any previously unidentified archaeological resources that are discovered during construction.

(c) *Disturb any human remains, including those interred outside of dedicated cemeteries?*

The project area has a history of public health including a sanitarium, geriatric ward, hospital etc. It is unlikely, though possible, that human remains were interred outside of dedicated cemeteries given the project site's historical use as a hospital, however on-site human remain interment was not documented in any historical documents reviewed for the project. Regardless, it is County standard to include inadvertent discovery mitigation measure in the event construction activities lead to the discovery of human remains.

### Conclusion/Mitigation

No significant cultural resources have been identified onsite and because of substantial past site disturbances, there is low likelihood of encountering archaeological resources during project construction. Nevertheless, given the historic use of the parcel, it is possible that construction could inadvertently uncover historical resources associated with the long-term use of the parcel; therefore, mitigation measures that require pre-construction briefings for construction crews and that prescribe actions to be taken in the event previously unanticipated resources are discovered during construction are recommended.

Appropriate mitigation measures include providing pre-construction briefings for construction crews and specifying appropriate procedures to be followed in the event cultural resources are discovered during construction. With the inclusion of these mitigation measures, potential adverse effects to cultural resources would be reduced to a less than significant level. In the event an archaeological resource is identified in or near a project area, appropriate mitigation measures are determined with the goal of documenting the significance of the site and avoiding inadvertent destruction of the site.

### Sources

Rincon Consultants, Inc. 2021. *Johnson Campus, San Luis Obispo Historic Resources Constraints Assessment Report*. Prepared for County of San Luis Obispo Public Works Department in San Luis Obispo, CA. Prepared by Rincon Consultants, Inc. in San Luis Obispo, CA. Report on file with County of SLO.

Uva, Blaize. 2021. *Archaeological Survey Report for the Johnson Avenue Campus in San Luis Obispo, CA*. Report on file with the County of San Luis Obispo Department of Public Works.

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### VI. ENERGY

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the project:</i>				
(a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Setting

Energy considerations under CEQA are intended to evaluate projects with respect to the goals of decreasing energy consumption and reliance on fossil fuels and increasing reliance on renewable energy sources. Relevant factors for consideration can include energy consumption required for the project, compliance with energy standards, and effects of the project on local and regional energy supplies, electricity demand, and transportation energy requirements.

Construction and operation of the project will require energy consumption. The building’s design shall incorporate the latest green building codes, State Storm Water Requirements, and energy and water saving features. The project would comply with the County Adopted Energywise Plan to achieve the minimum requirement for either Cal Green’s Tier 1 or the LEED Silver level, without certification.

#### Discussion

(a) *Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Consideration of the project’s energy requirements and energy use efficiencies pertain to construction-generated vehicle and equipment consumption as well as long-term operation of the new building. The new Probation building will be constructed in a fashion to meet (Leadership in Energy and Environmental Design) LEED standards. The project will incorporate energy efficient and sustainable design features including but not limited to: solar roof panels, electric vehicle charging stations, high-efficiency mechanical equipment, enhanced commissioning, energy star appliances, high efficacy lighting, high performance glazing, extensive daylighting with engineered solar shading devices, and earth-integration (at below-grade spaces) and mass retaining walls. Additional water efficient features will include water-saving fixtures and equipment for both indoor and outdoor water usage. With the inclusion of the above noted features, the project will not result in wasteful, inefficient, or unnecessary consumption of energy resources.

## Initial Study – Environmental Checklist

(b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The County has developed the EnergyWise Plan to help reduce energy use, increase renewable energy generation, reduce solid waste generation, improve efficient use of water, and ultimately reduce greenhouse gas emissions. The project would comply with all applicable State and County building codes regarding energy efficiency. Consistent with County policy, the new facility will meet LEED standards.

As discussed in the Air Quality section, the County APCD’s Clean Air Plan (CAP) includes approaches for controlling air emissions. The project is consistent with the CAP goal of increasing opportunities and convenience for bicycling and walking as a means of reducing vehicle traffic. The project would enhance multimodal transportation operations and alternatives to vehicle transit by implementation of a Trip Reduction Plan to reduce employee trips by single occupancy vehicles. Implementation of this plan includes participation in the San Luis Obispo Council of Government’s Back N’ Forth Program. This program provides staff with carpool matching, incentives for making a smart commute, and emergency ride home benefits. Employees are eligible for these benefits if they track their smart commutes which include walking, biking, carpooling, vanpooling, and transit. Additionally, the project will include installation of bicycle racks and corrals, and construction of designated carpool only parking spaces.

*Conclusion/Mitigation*

The project would not result in significant effects on energy resources. Since Probation Department staff will be consolidated into one, new, energy efficient building, rather than located at two buildings, there may be a beneficial effect on energy consumption and there will be a greater opportunity for Probation staff to carpool or vanpool. No additional mitigation measures pertaining to energy use are required.

### VII. GEOLOGY AND SOILS

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the project:</i>				
(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

The project area is located within the Coast Range Geomorphic Province of California, which extends to the California-Oregon border to the north and the Santa Ynez valley and River to the south. Soil at the project site is identified primarily as the Diablo Clay and Los Osos Loam. The Diablo Clay is a shallow soil and Los Osos Loam is a very shallow soil - both soil types consist of primarily silts and clays, which are well drained with slow infiltration rates (Padre, 2021).

A geotechnical report for the parcel was prepared for the project (GeoSolutions, 2021) to determine geotechnical constraints for construction of the project. Based on the on-site geologic findings, the report recommended design standards for building pads, foundations, retaining walls, concrete slabs, and pavement – these recommendations will be implemented into the design plans.

## Initial Study – Environmental Checklist

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### Discussion

(a) *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

(a-i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

The site is not within the Alquist-Priolo zone. It is possible that the project can be affected by moderate to major earthquakes centered on one of the known large, active faults. The nearest identified fault is the Los Osos Fault Zone.

(a-ii) *Strong seismic ground shaking?*

While the site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards, the potential for seismic events is still possible. The nearest mapped fault line is located approximately 1.5-miles northeast of the project area. The project is not at or directly adjacent to mapped faults and there is low potential for fault rupture to impact the site. Compliance with California building codes for public facilities would address potential for strong seismic ground shaking.

(a-iii) *Seismic-related ground failure, including liquefaction?*

Soil liquefaction is a secondary effect associated with seismic loading. It can occur when saturated, loose to semi-compact, granular soils, or specifically defined cohesive soils, are subjected to ground shaking sufficient to increase pore pressure to trigger liquefaction. In general, liquefaction hazard is most severe within the upper 50 feet of the ground surface (Seed, 1979). The project site is mapped in a low liquefaction risk area.

(a-iv) *Landslides?*

The San Luis Obispo County Safety Element maps the property within a low potential landslide hazard zone. Landslide deposits were not encountered in any of the geotechnical borings conducted at the project site.

(b) *Result in substantial soil erosion or the loss of topsoil?*

Neither substantial soil erosion nor the loss of topsoil is anticipated to result from this project. Standard construction best management practices, including use of appropriate erosion control devices, would be utilized during construction of the project to prevent erosion and loss of topsoil.

(c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The geological evaluation determined that the liquefaction potential at the site is considered low. Any risks from soil instability pertaining to the proposed facilities would be addressed in the engineering design and implementation of standard building codes for public facilities in California.

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- (d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Diablo, Cibo, and Los Osos soil series exhibit slow permeability, are well drained, and have medium runoff. Diablo soils are known to have a high shrink-swell potential and a slit to moderate erosional hazard. The geological evaluation determined that the site has a moderate potential for expansive soils. By incorporating foundation recommendations for expansive soils into the building design, there will be a less than significant impact.

- (e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

The project does not include installation of new septic tanks or alternative waste water disposal systems as it will tie into existing City managed waste water disposal systems, and therefore will have no impact.

- (f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

A survey of the project area by County Staff did not identify unique paleontological resources or unique geologic features. The Diablo and Cibo clays that underlie the project area are not known to contain palaeontologic features.

### *Conclusion/Mitigation*

The proposed project will be designed to withstand anticipated seismic and geologic stresses according to current established engineering practices. There is no evidence to suggest that atypical building designs are warranted. Potential impacts related to unstable soil conditions are considered less than significant.

### *Sources*

GeoSolutions. 2021. *Engineering Geology Investigation for the New Probation Building Project # 320112*. Prepared by GeoSolutions in San Luis Obispo, CA. Prepared for County of San Luis Obispo.

Padre Associates, Inc. *Phase I Environmental Site Assessment Johnson Avenue Campus Master Plan Properties Assessor's Parcel Number: 003-601-007 2178 and 2180 Johnson Avenue, San Luis Obispo, San Luis Obispo County, CA*. Prepared for County of San Luis Obispo, Public Works Department. Prepared by Padre Associates, In. in San Luis Obispo, CA.

Seed, H.B. 1979. *Soil Liquefaction and Cyclic Mobility Evaluation for Level Ground During Earthquakes*. Journal of Geotechnical Engineering Division, ASCE 105(GT2): 201-255.

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### VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Setting

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth’s average surface temperature. This is commonly referred to as global warming or climate change. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth’s climate system. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD’s CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project’s annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO<sub>2</sub>/year (MT CO<sub>2</sub>e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO<sub>2</sub>e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be “regulated” either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio

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standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

As previously discussed in the Energy section, the County has developed the EnergyWise Plan to help reduce energy use, increase renewable energy generation, reduce solid waste generation, improve efficient use of water, and ultimately reduce greenhouse gas emissions. The project would comply with all applicable State and County building codes regarding energy efficiency. The project will support goals outlined in the County EnergyWise Plan to reduce greenhouse gas emissions by adhering to LEED energy standards, installation of solar roof panels, electric vehicle charging stations, energy star appliances, high efficacy lighting, and daylighting.

### *Discussion*

- (a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The project would result in typical short-term construction-related emissions. Construction emissions were estimated by the San Luis Obispo County Air Pollution Control District and CalEEmod analysis and follows recommendations in the CEQA Air Quality Handbook.

Based on the temporary nature of construction emissions and relatively small-scale of the project, its potential direct and cumulative GHG emissions are considered below threshold and would not contribute considerably to cumulative GHG emissions.

Operational emissions such as daily commutes of Probation staff and driving of Probation vehicles, are considered below threshold, as evidenced by CalEEmod analysis of the project. Operational emissions will be further offset by implementation of a multi-modal transportation program that includes incentives for bicycling, walking, bussing, or carpooling to work. Other operational greenhouse emissions are offset by adhering to LEED energy standards which include installation of solar roof panels, electric vehicle charging stations, high-efficiency mechanical equipment, enhanced commissioning, energy star appliances, high efficacy lighting, high performance glazing, and extensive daylighting with engineered solar shading devices, and earth-integration (at below-grade spaces).

- (b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The project is consistent the Clean Air Plan and Energywise Plan, as previously noted, and will not emit significant operational phase emissions. Construction phase emissions will be offset by APCD required mitigation measures. Operational emissions will be further offset by implementation of an incentive-based multi-modal transportation program, installation of electric vehicle charging stations, adherence to LEED energy standards, and installation of above noted features such as solar roof panels, high-efficiency mechanical equipment, energy star appliances, high efficacy lighting, high performance glazing, extensive daylighting with engineered solar shading devices, and earth-integration (at below-grade spaces). The project is consistent with the County's EnergyWise Plan, the City's Climate Action Plan, and associated policies, and regulations intended to reduce greenhouse gas emissions.

### *Conclusion/Mitigation*

The project would not generate operational emissions that would significantly contribute to GHG levels, and construction-related emissions are estimated to be below the threshold that would warrant mitigation from

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the perspective of GHG levels. The project would increase opportunities for alternative modes of transportation, including rideshare programs that could reduce vehicle emissions that contribute to GHG levels.

As described under the Air Quality section above, Exhibit B includes a list of mitigation measures typically used to mitigate impacts to air quality from construction projects. These standard mitigation measures would also help reduce GHG emissions to less than significant levels. No additional mitigation measures specific to GHG are required.

### IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

A Phase I Environmental Site Assessment (ESA) was conducted by Padre Associates, Inc. (2021) for hazardous risks associated with the project and includes regulatory records searches and a visual site survey.

Conclusions from the assessment were that older structures in the project area likely contain asbestos-containing materials (ACM), lead-based painted (LBP) surfaces, and polychlorinated biphenyls in fluorescent light fixtures.

One historic aged structure that was built in 1955 will be demolished to make way for the new Probation building. Given the age of the building, it is assumed that this building contains LBP and/or ACM.

The ESA determined that the project site is underlain by bedrock formations that include serpentinite, which is known to contain NOA.

The project is within an urban area and located outside of any mapped fire hazard severity zones, though east of the project area is demarcated as high fire severity. The nearest fire facility is located approximately 0.7 mile south of the project site on Laurel Lane, and response time is less than 5 minutes. The project site is not in a dam inundation zone and is not in an Airport Review area.

### Discussion

- (a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The new Probation building will include an armory to store weaponry and lead based ammunition, however State mandated protocols for storage and disposal will be implemented. The construction of the new Probation building would not create significant hazards to the public or the environment through routine transport, use, or disposal of other known hazardous materials and therefore will have a less than significant impact.

- (b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

In order to construct the new Probation building, an existing carpenter's shed and associated water tank must be demolished. The structure was built in 1955 and is assumed to contain LBP and/or ACM. Additional testing, or in lieu of testing, the development of an Asbestos Health and Safety Program and Asbestos Dust Mitigation Plan will be implemented to mitigated the potential release of

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hazardous materials during demolition of the historic age structures, and therefore will have a less than significant impact.

- (c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

There are no existing or proposed schools within one-quarter mile of the project site and therefore will have no impact.

- (d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The project site is not on a list of hazardous materials site pursuant to Government Code section 65962.5.

- (e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The project is located over two miles from the nearest public use airport, and is not within the airport review area for the San Luis Obispo County Regional Airport.

- (f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The San Luis Obispo City Emergency Response plan was reviewed, and implementation of the proposed project will not physically interfere with the adopted emergency response plan. The project will follow emergency evacuation warnings, orders, and closures as required by current emergency conditions. The project area is located in Protection Action Zone 8 in case of a Nuclear Emergency and will follow northerly evacuation routes.

As requested by the City Fire Department, the project has been designed to accommodate emergency vehicle access, including all-weather driving capable access roads that will be designed and maintained to support the imposed loads of a 60,000-pound fire apparatus, and therefore will have a less than significant impact.

- (g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The project area is located adjacent to a medium to high fire risk area, however the new building will be equipped with fire-safe features such as sprinklers. Additionally, the City's Fire Department continues to be consulted regarding the project and will provide requested information such as future locations of fire hydrants, fire protection systems, knox box(es), and implementation of emergency access lanes and circulation.

### Conclusion/Mitigation

Potential release of hazardous materials such as ACM and LBP during demolition of an existing structure will be mitigated in accordance with APCD standards if testing determines hazardous materials are present. Additional testing for NOA, or in lieu of testing, an Asbestos Health and Safety Program and Asbestos Dust Mitigation Plan will be developed in accordance with the APCD.



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The project will have a less than significant impact related to use, emissions and release of hazardous materials, emergency response plans and wildland fires. No additional mitigation is required.

### Sources

Padre Associates, Inc. *Phase I Environmental Site Assessment Johnson Avenue Campus Master Plan Properties Assessor's Parcel Number: 003-601-007 2178 and 2180 Johnson Avenue, San Luis Obispo, San Luis Obispo County, CA.* Prepared for County of San Luis Obispo, Public Works Department.

## X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

The following information is from the Phase I Environmental Site Assessment (Padre, 2021):

“The Project Site is located within the Central Coast Hydrologic Region, San Luis Obispo Valley Groundwater Basin. There are at least three public groundwater wells located within an approximately half mile radius of the Project Site. The estimated groundwater flow direction beneath the Project Site is generally to the southwest towards San Luis Obispo Creek. The depth to the uppermost groundwater is estimated to be within 5 feet to 15 feet of the ground surface.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the Project Site is located within an area determined to be of minimal flood hazard.”

Historically, the project parcel was chosen for the original hospital based on its geographic location and presence of freshwater spring. Additionally, a survey of the project parcel and interview with the site’s maintenance worker determined that pumps are installed at several buildings for pumping out accumulated water seepage following heavy rain events. It was also noted that mudflows have occurred onsite during heavy rain events.

A recent biological survey determined that jurisdictional drainages and wetlands do exist on the project parcel, however they are located outside of the project’s footprint. In accordance with County requirements, the project will require a stormwater control plan.

The proposed project involves more than one acre of disturbance and is subject to preparation of a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is performed in the rainy season, the County will install all required temporary erosion and sedimentation control devices, where needed.

### Discussion

- (a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The project is not expected to violate any water quality standards or waste discharge requirements that may substantially degrade surface or ground water quality. A geologic investigation of the project area included exploratory borings to a maximum depth of 15-feet below ground surface and did not

## Initial Study – Environmental Checklist

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encounter groundwater during the field investigation, though groundwater levels may change seasonally.

- (b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project is located within the San Luis Obispo Valley groundwater basin. The existing Probation building is served by the City and so will the new building. While the new Probation building will be expanded in size and will accommodate employees currently located at off-site satellite offices, the building is not expected to increase water use substantially due to the inclusion of water efficient appliances such as low-flow and water-saving fixtures and equipment to reduce both indoor and outdoor water usage levels will be implemented.

- (c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

- (c-i) *Result in substantial erosion or siltation on- or off-site?*

Erosion is when fast moving waters remove sediments from creek embankment, or other sources, and places these sediments into the water. Siltation is when water becomes dirty as a result of fine mineral particulates in the water. Standard Best Management Practices will be implemented during the construction phase of the project to prevent erosion or siltation and a SWPPP will be prepared to minimize on-site sedimentation.

- (c-ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

The project includes the installation of parking lots and impervious surfaces, which may increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project designed includes construction of stormwater retention basins near the newly created parking lot adjacent to Bishop Street to capture surface runoff. On-site stormwater run-off will be directed from road dikes and vegetated bioswales into the stormwater retention basins to minimize off-site surface runoff. The construction of road dikes and stormwater basins will help to control the direction and flow of impervious surface runoff and will help prevent flooding.

- (c-iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

See above.

- (c-iv) *Impede or redirect flood flows?*

See above.

- (d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The project area is not located in a flood hazard, tsunami, or seiche zone area and therefore will have no impact.

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- (e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The project is in an urbanized area, will provide its own water retention in accordance with applicable policies, and will receive water via the City water system. It will not conflict with any water quality or sustainable groundwater management plan.

*Conclusion/Mitigation*

As described in previous sections, new construction at the facility would be designed in accordance with LEED standards and with low-impact development design for energy efficiency, water efficiency, and stormwater management to minimize water use and uncontrolled runoff.

### XI. LAND USE AND PLANNING

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the project:</i>				
(a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Setting*

The project site is identified in the City's General Plan Land Use Element as a Special Focus Area 5: General Hospital site. The City's Land Use Element states the following:

The General Hospital site includes County-owned property including the old hospital building and lands behind the facility. Lands behind the hospital building that are inside the City's Urban Reserve line will be designated at Public (for existing public facility) and a range of residential uses, and will include the ability to support residential care use...The remaining site outside the City's Urban Reserve line will remain as Open Space. The City shall seek to secure permanent protection of the open space outside of the urban reserve line as part of any development proposal. The undeveloped portion of the site on the southwest side of Johnson Avenue will remain designated for Public uses.

The project site is located within the City of San Luis Obispo Urban Reserve line on a County-owned parcel. The County is the authority having jurisdiction and will perform the plan check and issue the building permit. Because the project is in the City, it will be subject to City Fire Marshall review and approval, and an encroachment permit from the City to connect to City utilities in the street and other street frontage improvements in the public right of way is required. The project was reviewed for consistency with County policies and regulatory documents relating to the environment and appropriate land use, as well as City encroachment permit(s). Referrals were sent to outside agencies to review for policy consistencies (e.g., City

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Fire Department for Fire Code, APCD for Clean Air Plan). The project is not within or adjacent to a Habitat Conservation Plan area.

*Discussion*

(a) *Physically divide an established community?*

The project is located within an existing developed public facility campus in close proximity to the existing Probation building. It will not physically divide an established community.

(b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The project is compatible with the surrounding uses, which include medical facilities, and the existing probation building, for example. The project was found to be consistent with the applicable City of San Luis Obispo plans (City of San Luis Obispo General Plan, Transportation Plan). The project does not conflict with any City land use plans, policies or regulations.

*Conclusion/Mitigation*

The project is consistent with existing land use zoning. No mitigation is required.

## XII. MINERAL RESOURCES

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the project:</i>				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Setting*

The project site is not located near any active surface mines or energy/extractive resource areas.

*Discussion*

(a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Historically, the foothills adjacent to project area were mined for serpentine. The project area was not mined and there is no evidence of historical extraction of mineral resources onsite. The adjacent mines have been

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closed and abandoned and no longer provides mineral resources that would be of value to the region and residents of the state therefore will result in a less than significant impact.

(b) *Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

The project is not located within any delineated mineral resource recovery sites. Historic, abandoned serpentine mines exist near the project area. The City has no active aggregate operations within its jurisdiction and no quarry or mine operations area pending reactivation or initiation.

### Conclusion/Mitigation

The project is not expected to impact mineral resources and no mitigation measures are necessary.

## XIII. NOISE

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the project result in:</i>				
(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Setting

The existing ambient noise environment is characterized by vehicle noise from Johnson Avenue and any office-related noises. Noise-sensitive land uses typically include residences, schools parks, and some medical facilities, for example. Sensitive receptors exist adjacent to northern, southern, and eastern edges of the project area and includes a residential facility, long term care facilities, and residential homes. The San Luis Obispo High School is located just under one-half of a mile north of the project site. The nearest park/open space area, Terrace Hill, is located approximately one-third of a mile west of the project area. The proposed building will be utilized as offices for Probation staff, and would not generate noise similar to the existing building and typical for the area.

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### Discussion

- (a) *Generation of a substantial temporary or permanent increase and in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The project will generate temporary construction noise for the approximately 14-16-month duration of construction. Although the project is within one mile of sensitive receptors (residences and offices), construction noise will be temporary in nature and will be confined to daylight hours. There will be no permanent increase to ambient noise levels when the new Probation building has been constructed.

- (b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Heavy equipment would generate some ground borne noise and vibration, but these activities would be limited in duration and consistent with other standard construction activities. Impacts related to exposure of persons or generation of excessive ground-borne vibration or ground-borne noise levels would be less than significant as it the impact would be limited to the construction phase of the project. Construction activities are planned to occur during normal business hours, however there may be occasions when work would occur on evenings or weekends if the activity is considered overly disruptive to staff and/or visitors in the adjacent facilities.

- (c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The project is not located within two miles of a private airstrip or a public airport. The nearest public airport is located approximately 2.5-miles away from the project site.

### Conclusion/Mitigation

Construction-generated noise will be temporary and is not anticipated to be excessive. Construction activities are planned to occur during normal business hours, no additional mitigation is required. Once constructed the building will serve as an office with associated noise levels, there is not expected to be an increase in permanent noise levels.

## XIV. POPULATION AND HOUSING

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<i>Would the project:</i>				
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Setting*

The project site is located within the city of San Luis Obispo in an area of public facilities that provides healthcare, mental health and social services.

*Discussion*

(a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project will not have any impact on regional population growth. While additional access routes and parking areas within the project parcel will be required as part of the project, no alteration of existing main transportation networks are proposed. The project parcel has historically been dedicated to public health and services, and new construction on-site has and will continue to support these services. The project includes replacing a Probation building that already exists onsite. No new homes or businesses are planned and therefore will not induce substantial unplanned population growth.

(b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project will not displace any people or housing. The new building will replace an existing building.

*Conclusion/Mitigation*

The project will have no impacts on population and housing and no mitigation measures are necessary.



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### XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Setting

The proposed project supports the probation branch of police services by constructing a new and more-efficient Probation facility. The proposed project will have no effect on police, schools, or other public services and will have a less than significant impact to fire protection. The building will not result in the need for new services or facilities beyond what is currently proposed.

Response time for emergency vehicles is not anticipated to be impacted the site will be accessible for emergency vehicles during construction activities.

#### Discussion

(a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

#### *Fire protection?*

The nearest fire facility is located approximately 0.7 mile south of the project site on Laurel Lane, and response time is less than 5 minutes. The new building will be outfitted with fire suppression systems, fire hydrants and appurtenances that are compliant with City Engineering Standards, California Fire Code, and as required by the State/City Fire Marshal. The San Luis Obispo City Fire Department was

## Initial Study – Environmental Checklist

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contacted via CEQA referral on March 30, 2021, and discussions are ongoing related to required fire facilities and features of the new building (such as location of fire hydrants, Fire Department access roadways, underground fire line etc). These fire safety features are required by City Fire Code.

### *Police protection?*

The nearest police station is located just over one mile northwest of the project site. The new building will house Probation Officers offices. They are law enforcement officers in their own right and are trained to supervise law offenders. The proposed project is not expected to impact acceptable service ratios, response times or other performance objectives and therefore will have no impact.

### *Schools?*

The San Luis Obispo High School is located approximately one-quarter of a mile north of the project area. The project will have no impact.

### *Parks?*

The Terrace Hill open space park is located approximately one-third of a mile west of the project area, however the project will not result in a substantial adverse impact to the open space and therefore will have no impact.

### *Other public facilities?*

The entire project parcel is dedicated to serving the public (via hospital, mental health support, child services etc). These facilities may experience construction phase related impacts, however these will be temporary in nature. This project is consistent with the existing use of the public-serving parcel and therefore will have no impact.

### *Conclusion/Mitigation*

The project will not result in any adverse physical, or cumulative, impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. No public service specific mitigation measures are required.

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### XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Setting*

No officially designated parks or trails exist within the project limits. The City's Parks and Recreation Element does not show any potential/proposed trails within the project area. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or recreational use area.

*Discussion*

(a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

The proposed project is an office building and would not increase the use of existing neighborhood and regional parks or other recreational facilities.

(b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The project area is designated for public facilities. The new probation building will not require or facilitate the construction of recreational facilities.

*Conclusion/Mitigation*

The proposed project is not expected to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physically deterioration of the facility would occur or be accelerated.

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### XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

Senate Bill 743, which was codified into the Public Resources Code section 21099, requires communities to achieve a 15% reduction in vehicle miles traveled. This resulted in a change in the CEQA Guidelines regarding the analysis of transportation impacts. As described in the December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, vehicle miles traveled (VMT) is considered the most appropriate metric to evaluate a project’s transportation impacts under CEQA, replacing level of service and other similar metrics for consideration of significant environmental effects.

The project site is located off of Johnson Avenue, and Bishop Street. There is a stoplight at the intersection of Johnson Avenue and Bishop Street for access to the site. An existing bus stop is located on Johnson Avenue, just in front of the Johnson Avenue Campus. The new building, which will replace the existing probation building at the same site, will serve approximately 130 Probation Department employees. Approximately 115 of these employees currently work at the adjacent existing probation building or in a smaller building located on Prado Road. The building’s proposed parking lot will offer 87 staff parking spaces, 13 public parking spaces, and an additional 41 fleet, staff spaces. A new access road to the building will be constructed adjacent to the existing Child Development Resource Center. All access roads shall be designed and maintained to support emergency vehicles (such as fire trucks) and shall support all-weather driving capabilities. The project will include upgrades to curb ramps and pedestrian signals and push buttons at the Johnson/Bishop intersection to comply with current ADA standards.

The City’s Active Transportation Plan (2021) identifies a proposed shared-use path through the development area connecting Flora Street to an existing easement adjacent to Fixlini Street. This is an important Safe Routes to School path connecting these neighborhoods to San Luis Obispo High School and provides a low speed, low volume alternative to Johnson Avenue. The project will not preclude future implementation of this route.

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As discussed in the Energy, and Greenhouse Gas sections the project would enhance multimodal transportation operations by promoting bicycling, and carpooling alternatives to sole-occupancy vehicle transit. This will be done by implementation of a Trip Reduction Plan to reduce employee trips by single occupancy vehicles. Implementation of this plan includes participation in the San Luis Obispo Council of Government's Back N' Forth Program. This program provides staff with carpool matching, incentives for making a smart commute, and emergency ride home benefits. Employees are eligible for these benefits if they track their smart commutes which include walking, biking, carpooling, vanpooling, and transit. Additionally, the project will include installation of bicycle racks and corrals, and construction of designated carpool only parking spaces.

### *Discussion*

- (a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The project does not conflict with any program plans, ordinances, or policies addressing transportation facilities. The project will accommodate measures to reduce VMT such as dedicated carpool spaces, bicycle corrals, and use of a rideshare program.

- (b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

The County of San Luis Obispo has not yet identified an appropriate model or method to estimate vehicle miles traveled for proposed land use development projects. Section 15064.3, subdivision (b) states that if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively.

The suggested screening threshold is 110 trips/day identified in the State guidance (Technical Advisory on Evaluating Transportation Impacts in CEQA; Office of Planning & Research, December 2018). The new building would likely exceed this threshold; however, because approximately 90% (116) of the eventual maximum number of employees (130) already work in the City of San Luis Obispo at other offices, the project would not substantially increase VMT. VMT would be further reduced with implementation of the proposed robust rideshare program.

- (c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The project will introduce changes to the internal road configuration at the project site. There are no changes proposed on Johnson Avenue. Any proposed encroachment into Bishop Street would conform to City road specifications. The project will not result in inadequate emergency access or incompatible uses.

### *Conclusion/Mitigation*

The project will include development of an on-site Bike Central (a bike parking facility for employees), as well as employee shower and changing facilities consistent with the policies of the City's Active Transportation Plan. Given the project location and type of use proposed, the development will include a Trip Reduction Plan to monitor and reduce employee trips by single occupancy vehicle and achieve the Gold Level of San Luis Obispo Council of Governments (SLOCOG) Back N' Forth Program.

## Initial Study – Environmental Checklist

### XVIII. TRIBAL CULTURAL RESOURCES

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
(a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Setting

With respect to tribal cultural resources, the project site lies within a region historically occupied by the Chumash, and possibly to a lesser extent the Salinan Tribe. The Chumash occupied the coast between San Luis Obispo and northwestern Los Angeles County, inland to the San Joaquin Valley. They were divided into two broad groups, of which the Obispeño were the northern group. The Salinan were northern neighbors of the Chumash, and although the presence of a firm boundary between the Chumash and the Salinan is uncertain, ethnographic accounts have placed Salinan territories in the northern portion of the County. Neither tribal group has recognized tribal lands in the County or the project area.

Early accounts for both tribes imply a hunter-gatherer lifestyle, utilizing locally available botanical and faunal terrestrial, marine, and estuarine resources. Acorns provided a main staple of the diet. Archaeological research has shown that the tribes resided in numerous permanent villages and temporary camps, following

## Initial Study – Environmental Checklist

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annual cycles of hunting and gathering. Historical, written accounts of early European explorers indicate that there was also a high-level sociopolitical complexity and extensive local and regional trade networks. Both tribes have a rich and complex history dating back to 10,000 years before present. For San Luis Obispo County, the six periods of cultural chronology have been developed and are as follows: Late Period (A.D. 1250 to 1769); Middle/Late Transition (A.D. 1000 to 1250); Middle Period (600 B.C. to A.D. 1000); Early Period (3500 to 600 B.C.); Millingstone/Early Archaic Period (8000 to 3500 B.C.); and Paleo-Indian (pre-8000 B.C.).

In order to meet California Assembly Bill (AB) 52 Cultural Resources requirements, outreach to seven Native American tribes/groups was conducted on March 30, 2021, to solicit and consider input from all interested tribal members regarding the proposed project. The consulted groups/individuals include: the Salinan Tribe of San Luis Obispo & Monterey Counties, the Xolon Salinan Tribe, the *yak tiṭṭu tiṭṭu yak tiḥini* - Northern Chumash Tribe, the Barbaeño/Ventureño Band of Mission Indians, the Coastal Band of the Chumash Nation, the Santa Ynez Band of Chumash Indians, and the Northern Chumash Tribal Council. One letter was returned as undeliverable, and no additional contact information for this individual is provided on the tribal contact list that the County maintains.

Two tribal members responded to request the results of the Phase I archaeological survey of the site. The survey results were provided to tribal members.

### Discussion

(a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

(a-i) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*

An archaeological survey, internal records search of the County's cultural resource database, and project specific Native American outreach did not identify prehistoric tribal cultural resources within the project area. No tribal cultural resources, exist within the project area, and therefore will have no impact.

(a-ii) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

No tribal cultural resources were identified at the project site. Previous review of historical documents determined that the site has been utilized for public health purposes since the late 1890s. The historical use of the site and review of historic imagery determined that the project area has been significantly disturbed and therefore there is a low likelihood of inadvertently uncovering intact tribal cultural resources.

### Conclusion/Mitigation

No mitigation measures beyond those described in the Cultural Resources section are required for the project.

## Initial Study – Environmental Checklist

### XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Setting

The project is located within City jurisdiction will be served by City utilities and service systems. The City has been contacted and agreed to serve the new project. The County would apply for City encroachment permits to tie into City operated utilities. The building’s sewer and water service will be connected to the existing main within Bishop Street. Solid waste enclosures to serve the project shall be consistent with the City’s Solid Waste Enclosure Standards and coordination with the San Luis Garbage Company is ongoing. The project will comply with the City of San Luis Obispo’s latest engineering design standards and shall have reasonable alignments needed for maintenance of public infrastructure. The complete site utility plan will be submitted to the City for approval and will show all existing and proposed underground and overhead utilities, and utility company meters.



## Initial Study – Environmental Checklist

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The project will serve up to approximately 130 employees (approximately 16 more than are currently working in other Probation offices in the City). Water demand calculations based on the 2019 California Plumbing Code have been calculated for the project based on the number of proposed lavatories, water closets, urinals, sinks, drinking fountains, and showers. Additional building water demand for irrigation has been calculated at approximately 140,000 gallons per year assuming irrigated landscaping and use of drought tolerant plant species. As requested by the City, the landscape plans will conform to CAL Green Building Code and Model Water Efficient Landscape Ordinance regulations.

### *Discussion*

- (a) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Construction of the building will require water and wastewater connections but does not result in the construction of a new water or wastewater treatment facility, or expansion of existing facilities. The new building will tie into existing City-operated water and wastewater and other utility infrastructure, and therefore will have no impact. During the construction phase of the project, a portable chemical toilet will be available for use by construction crews.

- (b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The proposed project consolidates staff in two other existing buildings into one. The City has indicated that the proposed project can be served. The project will utilize water conserving features such as low-flow toilets and automatic shut-off faucets. Therefore, project water use will likely not exceed the existing use, and may be in fact be less than the existing demand.

- (c) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

As described in (a), the project will be served for wastewater and will be tied into City provided sewer services and the City has agreed to serve the project.

- (d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The project will not generate excess solid waste. Solid waste associated with construction debris and demolition of the existing carpenter shed will be generated during the construction phase of the project, however this is not considered to be in excess of State or local standards. Once in the new building is in the operational phase, solid waste generation will be consistent with typical office solid waste amounts, and shall be disposed of in accordance with applicable regulations and in coordination with the San Luis Garbage Company.

- (e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

Solid waste enclosures to serve the project shall be consistent with the City's Solid Waste Enclosure Standards and coordination with the San Luis Garbage Company shall be conducted.

## Initial Study – Environmental Checklist

### Conclusion/Mitigation

The project will not significantly increase water or sewer demand, nor will it increase solid waste generation when compared to baseline conditions for the existing probation offices.

### XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Setting

As described under Hazards and Hazardous Materials, the project site is located adjacent to a high fire risk and the response time for the area is less than 5 minutes. The nearest fire facility is located less than one mile from the project site on Laurel Lane.

### Discussion

(a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The proposed project is consistent with the City of San Luis Obispo’s emergency response plan or emergency evacuation plan. Consultation with the City of San Luis Obispo’s Fire Department for the proposed project is ongoing.

## Initial Study – Environmental Checklist

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- (b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The project area is located adjacent to a high fire hazard area that contains high slopes; however the new building will include fire safe features such as fire sprinklers and fire hydrants to ensure to mitigate the uncontrolled potential spread of a wildfire. The project will comply with the Community Wildfire Protection Plan for the City of San Luis Obispo. The adjacent hills are considered grasslands, which would burn quickly under strong, dry wind patterns, however it does not produce the high intensity heat and high flame lengths associated with other vegetation types.

- (c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Fire suppression mechanical systems will be installed within the new Probation building. Maintenance of this system will be required periodically in accordance with terms of use.

- (d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The project site is located on a gradual slope of less than 13 percent and is surrounded by existing urbanized development. Nearby hillsides east of the project area have moderate to steep slopes and are not within the ground-disturbance footprint. Potential for landslides in the project area is low and the project is not proposing disturbance in areas of steep slopes that would be conducive to the formation of debris flows in the nearby existing channels.

Design features will include a stormwater retention basin to capture runoff, retaining walls, and other on-site drainage conveyances. The project does not include any design elements that would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

In regard to (a) through (d), impacts of the project on emergency response are discussed under Hazards and Hazardous Materials, Public Services, and Transportation.

### *Conclusion/Mitigation*

The project will have no significant effects on wildfire risk and no mitigation measures are necessary.

### *Sources*

City of San Luis Obispo. Community Wildfire Protection Plan. July 2019. [Microsoft Word - City of San Luis Obispo CWPP v.3 07 31 19 \(slocity.org\)](#). Accessed June 28, 2021.

## Initial Study – Environmental Checklist

### XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Setting

The project setting is described in terms of surrounding land uses on pages one through three of the Initial Study and from the perspective of environmental resources in each resource section of this document, including, for example, aesthetics, biological resources, and cultural resources.

#### Discussion

- (a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Incorporation of the Biological Resources (BR) and Cultural Resources (CR) mitigation measures included in Exhibit B will ensure that the project will not substantially reduce the number of fish and wildlife species,

## Initial Study – Environmental Checklist

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cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plant or animal species, and/or eliminate important examples of the major periods of California history or pre-history.

(b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

The project does not propose a new or different use than the existing use of the project parcel and will be located within existing County-owned lands which are disturbed and developed. Construction-related impacts will be temporary and limited by the limited duration and scope of the project. Project impacts, when considered together with past, on-going, and future projects in the vicinity, would not be cumulatively considerable and would not compound or increase other environmental impacts.

(c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The County will implement all construction phase emissions mitigation measures that were identified by the APCD. These measures include limiting idling time of diesel-powered equipment, managing fugitive dust emissions, conducting proper abatement of asbestos-containing material and lead-based coated structures, and complying with the Asbestos Air Toxics Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations (Title 17 CCR Sec 93105) to reduce emissions of NOA.

Potential release of hazardous materials such as ACM and LBP during demolition of an existing structure will be mitigated in accordance with APCD standards if testing determines hazardous materials are present. An Asbestos Health and Safety Program and Asbestos Dust Mitigation Plan could be developed in accordance with the APCD.

The project will have a less than significant impact related to use, emissions and release of hazardous materials. The project is not located within an airport land use area, result in a safety hazard, or be permanently generate excessive noise outside of the project’s construction phase.

### *Conclusion/Mitigation*

With the implementation of the project-specific mitigation measures, including appropriate measures listed in Exhibit B, the project will have a less than significant impact on the environment.

## Initial Study – Environmental Checklist

### Exhibit A - Initial Study References and Agency Contacts

The County Public Works Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
<input type="checkbox"/>	County Public Works Department	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	County Environmental Health Services	<b>None</b>
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	<b>Attached</b>
<input type="checkbox"/>	County Airport Manager	<b>Not Applicable</b>
<input type="checkbox"/>	Airport Land Use Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Air Pollution Control District	<b>Attached</b>
<input type="checkbox"/>	County Sheriff's Department	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	<b>None</b>
<input type="checkbox"/>	CA Coastal Commission	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	CA Department of Fish and Wildlife	<b>None</b>
<input checked="" type="checkbox"/>	CA Department of Forestry (Cal Fire)	<b>Attached</b>
<input type="checkbox"/>	CA Department of Transportation	<b>Not Applicable</b>
<input type="checkbox"/>	Community Services District	<b>Not Applicable</b>
<input checked="" type="checkbox"/>	Other US Army Coprs of Engineers	<b>None</b>
<input checked="" type="checkbox"/>	Other City of San Luis Obispo	<b>Attached</b>

\*\* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Public Works Department.

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Project File for the Subject Application</li> <li><b>County Documents</b></li> <li><input type="checkbox"/> Coastal Plan Policies</li> <li><input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)</li> <li><input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:             <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Agriculture Element</li> <li><input checked="" type="checkbox"/> Conservation &amp; Open Space Element</li> <li><input type="checkbox"/> Economic Element</li> <li><input checked="" type="checkbox"/> Housing Element</li> <li><input checked="" type="checkbox"/> Noise Element</li> <li><input checked="" type="checkbox"/> Parks &amp; Recreation Element/Project List</li> <li><input checked="" type="checkbox"/> Safety Element</li> </ul> </li> <li><input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)</li> <li><input checked="" type="checkbox"/> Building and Construction Ordinance</li> <li><input type="checkbox"/> Public Facilities Fee Ordinance</li> <li><input type="checkbox"/> Real Property Division Ordinance</li> <li><input type="checkbox"/> Affordable Housing Fund</li> <li><input type="checkbox"/> Airport Land Use Plan</li> <li><input checked="" type="checkbox"/> Energy Wise Plan</li> <li><input checked="" type="checkbox"/> SLO Area Plan/SLO (north) sub area</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Design Plan</li> <li><input type="checkbox"/> Specific Plan</li> <li><input type="checkbox"/> Annual Resource Summary Report</li> <li><input type="checkbox"/> Circulation Study</li> <li><b>Other Documents</b></li> <li><input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook</li> <li><input checked="" type="checkbox"/> Regional Transportation Plan</li> <li><input checked="" type="checkbox"/> Uniform Fire Code</li> <li><input type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)</li> <li><input checked="" type="checkbox"/> Archaeological Resources Map</li> <li><input type="checkbox"/> Area of Critical Concerns Map</li> <li><input checked="" type="checkbox"/> Special Biological Importance Map</li> <li><input checked="" type="checkbox"/> CA Natural Species Diversity Database</li> <li><input checked="" type="checkbox"/> Fire Hazard Severity Map</li> <li><input checked="" type="checkbox"/> Flood Hazard Maps</li> <li><input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County</li> <li><input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)</li> <li><input type="checkbox"/> Other</li> </ul> |
|--|--|



THIS IS A NEW PROJECT REFERRAL

DATE: March 30, 2021

TO: County of San Luis Obispo
Department of Agriculture
2156 Sierra Way, Suite A
San Luis Obispo, CA 93401
launchinachie@co.slo.ca.us

FROM: Blaize Uva, Environmental Specialist
buva@co.slo.ca.us; (805) 781-4263

Name and Location: New Probation Department Building, City of San Luis Obispo, CA

Project Description: The County of San Luis Obispo Department of Public Works (County) would like to notify you of the proposed New Probation Department Building Project (project), located in San Luis Obispo County at the Johnson Avenue Campus located at the intersection of Johnson Avenue and Bishop Street in the City of San Luis Obispo. The purpose of the project is to construct a new building to serve Probation Department needs as the existing Probation building is past its useful life. The proposed new two-story office building will include office space, interview rooms, training rooms, conference rooms, evidence room, armory, secured sally port, break rooms, locker and changing rooms, restrooms with showers, public lobby, secured parking for Probation employee's vehicles and Department vehicles with clear definition between staff and public access areas, and an emergency generator. The project, all project work, and all staging areas would be entirely within the County's existing Right of Way. Please see the attached Project Description for additional details.

Proponent: County of San Luis Obispo Department of Public Works

Return this letter with your comments attached no later than 14 days from receipt of this referral.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS, OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO CONCERNS

4/1/21

Date

LYNDA AUCHINCHE

Name

5914

Phone

File: 320112.02

L:\Environmental\2021\March\MND Referral Form New Probation Bldg\SLOCo Ag Dept.docx.BU.kkm

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**Department of Public Works**

County Govt Center, Room 206 | San Luis Obispo, CA 93408 | (P) 805-781-5252 | (F) 805-781-1229  
pwd@co.slo.ca.us | slocounty.ca.gov





Air Pollution Control District  
San Luis Obispo County

**VIA EMAIL ONLY**

April 19, 2021

Blaize Uva  
County of San Luis Obispo Department of Public Works  
1055 Monterey Street  
San Luis Obispo, CA 93408  
buva@co.slo.ca.us

SUBJECT: APCD Comments Regarding the Probation Department Building Project

Dear Blaize Uva:

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 2178 - 2180 Johnson Avenue in San Luis Obispo. The proposed project includes a new probation department building. The proposed new 31,000 square foot two-story office building would include office space, interview rooms, training rooms, conference rooms, evidence room, armory, secured sally port, break rooms, locker and changing rooms, restrooms with showers, public lobby, secured parking for Probation employee's vehicles and Department vehicles with clear definition between staff and public access areas, and an emergency generator. The proposed project is within 1,000 feet of sensitive receptors.

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The following comments are formatted into 3 sections. The **(1) General Comment** section states information pertinent to the applicant, lead agency, and/or public. The **(2) Air Quality** and **(3) Greenhouse Gas Emissions** sections may state mitigation measures and/or rules and requirements in which the APCD recommends be set as conditions of approval for the project.

The **applicant** or **agent** should contact the APCD Engineering & Compliance Division about permitting requirements stated in the (1) General Comment Section. The **lead agency** may contact the APCD Planning Division for questions and comments related to proposed conditions of approval in the (2) Air Quality and (3) Greenhouse Gas Emission Sections. Both Divisions can be reached at 805-781-5912.

*Please Note: The APCD recently updated the [Land Use and CEQA Webpage](http://slocleanair.org) on the [slocleanair.org](http://slocleanair.org) website. The information on the webpage displays the most up-to-date guidance from the SLO*

County APCD, including the [2021 Interim CEQA Greenhouse Gas Guidance](#), [Quick Guide for Construction Mitigation Measures](#) and [Quick Guide for Operational Mitigation Measures](#).

## (1) General Comments

### Construction Permit Requirements

Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require a California statewide portable equipment registration (issued by the California Air Resources Board or CARB) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive:

- Portable generators and equipment with engines that are 50 hp or greater; or
- Electrical generation plants or the use of standby generators.

For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's [CEQA Air Quality Handbook](#) (April 2012).

## (2) Air Quality

### Construction Phase Impacts - Below Threshold(s)

The APCD evaluated the construction impacts using Table 1-1 in the [CEQA Air Quality Handbook](#) (April 2012). By comparing the size of the project to Table 1-1, the APCD concluded that the project would likely be less than the APCD's construction significance threshold values identified in Table 2-1 of the [CEQA Air Quality Handbook](#) (April 2012) if the finalized project does not exceed 34,000 square feet.

**However, to manage fugitive dust emissions, the APCD is requiring the below mitigation measures for this project.**

### Fugitive Dust Mitigation Measures: Expanded List

Construction activities can generate fugitive dust, which could be a nuisance to residents and businesses in close proximity to the proposed construction site. Projects with grading areas more than 4 acres and/or within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit ([APCD Rule 401](#)) and minimize nuisance ([APCD Rule 402](#)) impacts:

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: [Products Available for Controlling Dust](#);
- c. All dirt stockpiles should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as

- possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code (CVC) Section 23114;
  - f. "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
  - g. All fugitive dust mitigation measures shall be shown on grading and building plans;
  - h. The contractor or builder shall designate a person or persons whose responsibility is to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912).
  - i. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
  - j. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
  - k. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
  - l. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
  - m. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
  - n. Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

**In addition, the APCD recommends the following construction phase special conditions be set as conditions of approval for the project.**

#### Limits of Idling During Construction Phase

State law prohibits idling diesel engines for more than 5 minutes. All projects with diesel-powered construction activity shall comply with Section 2485 of Title 13 of the California Code of Regulations and the 5-minute idling restriction identified in Section 2449(d)(2) of the CARB's In-Use Off-Road Diesel regulation to minimize toxic air pollution impacts from idling diesel engines. The specific requirements and exceptions for the on-road and off-road regulations can be reviewed at the following web sites: [arb.ca.gov/sites/default/files/classic/msprog/truck-idling](http://arb.ca.gov/sites/default/files/classic/msprog/truck-idling) and [arb.ca.gov/regact/2007/ordiesl07/frooal.pdf](http://arb.ca.gov/regact/2007/ordiesl07/frooal.pdf).

In addition, because this project is within 1,000 feet of sensitive receptors, the project applicant shall comply with the following more restrictive requirements to minimize impacts to nearby sensitive receptors.

1. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
2. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
3. Use of alternative fueled equipment is recommended; and
4. Signs that specify no idling areas must be posted and enforced at the site.

#### Naturally Occurring Asbestos on Site

Naturally occurring asbestos (NOA) has been identified by CARB as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain NOA. The APCD has identified areas throughout the county where NOA may be present ([NOA Map](#)). The following requirements apply because the project site is in a candidate area for NOA. The applicant shall ensure that a geologic evaluation is conducted to determine if the area disturbed is or is not exempt from the CARB Asbestos Air Toxics Control Measure (Asbestos ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (Title 17 CCR Section 93105) regulation.

- a. If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD; or
- b. If the site is exempt, an [exemption request](#) must be filed with the APCD.

More information on NOA can be found at [slocleanair.org/rules-regulations/asbestos/noa](http://slocleanair.org/rules-regulations/asbestos/noa).

#### Operational Phase Impacts - Below Threshold

The APCD evaluated the operational impacts using Table 1-1 in the [CEQA Air Quality Handbook](#) (April 2012). By comparing the size of the project to Table 1-1, the APCD concluded that the project would likely be less than the APCD's operational significance threshold values identified in Table 3-2 of the [CEQA Air Quality Handbook](#) (April 2012) if the finalized project does not exceed 34,000 square feet.

**Therefore, the APCD is not requiring any operational phase mitigation measures for this project.**

### **(3) Greenhouse Gas Emissions**

City of San Luis Obispo's Climate Action Plan and SLO County APCD's 2021 CEQA Greenhouse Gas Guidance

**The bright-line and service population GHG thresholds in the SLO County APCD Handbook are AB 32 based and project horizons are now beyond 2020, the SLO County APCD does not recommend the use of these thresholds in CEQA evaluations.** The APCD developed the [2021 Interim CEQA Greenhouse Gas Guidance](#) document to provide administrative clarification on the SLO County APCD Handbook's thresholds of significance for GHG emissions and to provide information on current trends, best practices, and legislation.

For projects within the City of SLO, the APCD recommends calculating greenhouse gas emissions and comparing this project to the now adopted City of San Luis Obispo's Climate Action Plan. If the project is inconsistent and/or mitigation is required, the APCD recommends addressing these issues with recommendations found in the 2021 CEQA Greenhouse Gas Guidance document. Additionally, the guidance in this document should be used to compare the project to existing applicable plans, policies or regulations that have been legally adopted for the purpose of reducing GHG emissions.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at (805) 781-5912.

Sincerely,



JACKIE MANSOOR  
Air Quality Specialist

JNM/jjh

cc: Dora Drexler, APCD  
Tim Fuhs, APCD  
Carissa Reynolds, APCD



THIS IS A NEW PROJECT REFERRAL

DATE: March 30, 2021
TO: CalFire
635 N. Santa Rosa Street
San Luis Obispo, CA 93405
FROM: Blaize Uva, Environmental Specialist
buva@co.slo.ca.us; (805) 781-4263

COUNTY FIRE RECEIVED

APR 5 2021

RETURNED

Name and Location: New Probation Department Building, City of San Luis Obispo, CA

Project Description: The County of San Luis Obispo Department of Public Works (County) would like to notify you of the proposed New Probation Department Building Project (project), located in San Luis Obispo County at the Johnson Avenue Campus located at the intersection of Johnson Avenue and Bishop Street in the City of San Luis Obispo. The purpose of the project is to construct a new building to serve Probation Department needs as the existing Probation building is past its useful life. The proposed new two-story office building will include office space, interview rooms, training rooms, conference rooms, evidence room, armory, secured sally port, break rooms, locker and changing rooms, restrooms with showers, public lobby, secured parking for Probation employee's vehicles and Department vehicles with clear definition between staff and public access areas, and an emergency generator. The project, all project work, and all staging areas would be entirely within the County's existing Right of Way. Please see the attached Project Description for additional details.

Proponent: County of San Luis Obispo Department of Public Works

Return this letter with your comments attached no later than 14 days from receipt of this referral.

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- [X] YES (Please go on to PART II.)
[ ] NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS, OR IMPACTS IN YOUR AREA OF REVIEW?

- [X] YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
[ ] NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

CAL FIRE / SAN LUIS OBISPO COUNTY FIRE DOES  
NOT HAVE RESPONCE JURISDICTION FOR THIS PROJECT  
LOCATION, PLEASE CONTACT SAN LUIS OBISPO CITY

4-16-21  
Date

DELL WELLS  
Name

805-593-3427  
Phone

File: 320112.02

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**Department of Public Works**

County Govt Center, Room 206 | San Luis Obispo, CA 93408 | (P) 805-781-5252 | (F) 805-781-1229  
pwd@co.slo.ca.us | slocounty.ca.gov



**THIS IS A NEW PROJECT REFERRAL**

**DATE:** March 30, 2021

**TO:** City of San Luis Obispo  
Administration  
990 Palm Street  
San Luis Obispo, CA 93401

**FROM:** Blaize Uva, Environmental Specialist  
buva@co.slo.ca.us; (805) 781-4263

**Name and Location:** New Probation Department Building, City of San Luis Obispo, CA

**Project Description:** The County of San Luis Obispo Department of Public Works (County) would like to notify you of the proposed New Probation Department Building Project (project), located in San Luis Obispo County at the Johnson Avenue Campus located at the intersection of Johnson Avenue and Bishop Street in the City of San Luis Obispo. The purpose of the project is to construct a new building to serve Probation Department needs as the existing Probation building is past its useful life. The proposed new two-story office building will include office space, interview rooms, training rooms, conference rooms, evidence room, armory, secured sally port, break rooms, locker and changing rooms, restrooms with showers, public lobby, secured parking for Probation employee's vehicles and Department vehicles with clear definition between staff and public access areas, and an emergency generator. The project, all project work, and all staging areas would be entirely within the County's existing Right of Way. Please see the attached Project Description for additional details.

**Proponent:** County of San Luis Obispo Department of Public Works

Return this letter with your comments attached no later than 14 days from receipt of this referral.

**PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- YES (Please go on to PART II.)  
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS, OR IMPACTS IN YOUR AREA OF REVIEW?**

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
 NO (Please go on to PART III)



PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Show proposed location of fire hydrant(s) within 300 feet of all sides of new building. Show proposed Fire Dept access roadways, including minimum road widths. Show proposed fire riser room location, in room with exterior access, show location of proposed underground fire line, include pipe diameter, and location of backflow preventer and fire department connection.

Date	Name	Phone
4-14-21	Molly Brown Fire Inspector III City of San Luis Obispo Fire Dept.	805 781 7560 office 805 431 0302 cell

L:\Environmental\2021\March\MND Referral Form New Probation Bldg\SLO City.docx.BU.kkm  
2160 Santa Barbara Ave,  
San Luis Obispo, CA 93401

Department of Public Works

County Govt Center, Room 206 | San Luis Obispo, CA 93408 | (P) 805-781-5252 | (F) 805-781-1229  
pwd@co.slo.ca.us | slocounty.ca.gov

**NEW PROBATION DEPARTMENT BUILDING (#320112)  
PROJECT DESCRIPTION**

**1.1 PROJECT LOCATION**

The proposed project site is a portion of the twenty-one-acre County parcel north of the Johnson Ave. and Bishop St. intersection in the City of San Luis Obispo. The site is currently occupied by several existing Health Agency facilities at 2178-2180 Johnson Avenue which shall remain occupied during the construction. The new Probation building shall be located behind the existing facilities, on an undeveloped portion of the parcel and will take access from Bishop St.

The proposed site requires the extension of infrastructure and utilities to serve the new facility. A water model has been prepared by County Public Works to identify water infrastructure needs for this project.

**1.2. BACKGROUND**

The existing Probation Department administrative building is an approximately 11,000 square foot facility built in 1940 that was initially intended as a medical facility for tuberculosis patients. The Probation Department's services and space requirements over the years have outpaced the size and amenities of their existing administrative building. Although minor remodeling and modular units did mitigate some issues in the past, further expansion and retrofitting the of existing building is not feasible for the County's current and future needs.

In 2017, the County of San Luis Obispo's Probation Department hired Frasier-Seiple Architects to conduct a Feasibility and Planning Study for a New Probation Building that would meet the Department's current and future programmatic needs. Three potential sites were considered and the report concluded that a new, two-story Probation building of approximately 31,500 SF with adequate parking should be located on the existing Health Campus site, off Bishop Street and behind the existing structures.

In 2018 the County completed a Conceptual Plan for future County facilities to be located within the city of San Luis Obispo. A key goal of the completed Conceptual Plan is to improve department adjacencies, consolidate similar functions and create core campuses for enhancing public services. The Conceptual Plan's recommendation for the campus north of the Johnson Ave. and Bishop Street intersection is to consolidate all Health and Probation functions onto that site. When complete, the new Probation Department building will allow the Probation department to relocate from its current facility into the new facility, in accordance with the Conceptual Plan's recommendation.

Since the existing Probation building is past its useful life, and knowing that the County's Conceptual Plan called for consolidating several uses on the Johnson Avenue site, in January of 2019, the County developed a master plan specific to the Johnson Ave. Campus. The Johnson Ave. Campus Master Plan included a programmatic study to determine the square footage required for all functions/departments recommended to be located on the campus over a 20-year timeframe. The

Johnson Ave. Campus Master Plan was developed assuming a phased buildout of the Campus with development of the Probation building and associated parking being Phase 1. The Master Plan considers circulation, parking and infrastructure needs of all users.

### **1.3. PROJECT DESCRIPTION**

The County plans to construct an approximately 31,000 square foot, two-story, office building with support spaces, secure staff parking and public/visitor parking. The new building will be designed based upon an updated needs assessment, building program, and site analysis developed by the Construction Manager/Master Architect consultant. The new building shall include office space, interview rooms, training rooms, conference rooms, evidence room, armory, secured sally port, break rooms, locker and changing rooms, restrooms with showers, public lobby, secured parking for Probation employee's vehicles and Department vehicles with clear definition between staff and public access areas and an emergency generator.

The intent is to build a user friendly, accessible, safe and healthy environment for the San Luis Obispo County Probation staff and the public. Security will be an important part of this new building. The building's design and construction shall meet California Title 24 Codes, State Storm Water Requirements, and County Building Standards. The County of San Luis Obispo and County Fire will have jurisdiction and oversight for review, approval, permitting and final occupancy for the facility. The County parcel is located within the City of San Luis Obispo, and therefore the City will also be a project stakeholder.

The building's design shall incorporate the latest green building codes, State Storm Water Requirements, and energy and water saving features. The consultant's project bridging documents and specifications shall require of the Design-Build entity that the new building comply with the County Adopted Energywise Plan to achieve the minimum requirement for either Cal Green's Tier 1 or the LEED Silver level without certification. Consultant shall be required to submit a checklist with a recommendation of points and features the project will achieve, even though official certification will not be sought.

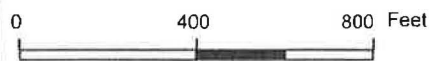


VICINITY MAP

Johnson Avenue Campus, San Luis Obispo, CA

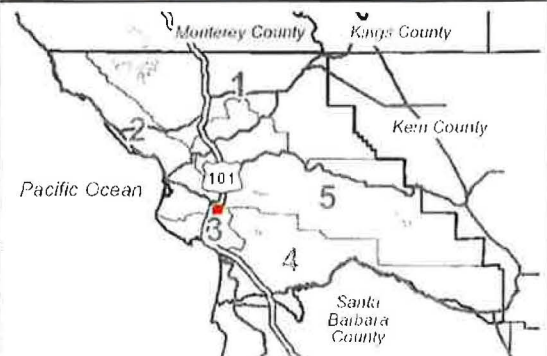
COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PUBLIC WORKS

1: 4,800



Map by: b.uva

Printed: 2/10/2021



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PUBLIC WORKS  
COUNTY GOVERNMENT CENTER RM 206  
SAN LUIS OBISPO CA 93408

RETURN SERVICE REQUESTED

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APR 06 2021  
SLO CITY CLERK

City of San Luis Obispo  
Administration  
990 Palm Street  
San Luis Obispo, CA 93401

PRESORTED  
FIRST CLASS



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## Community Development

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919 Palm Street, San Luis Obispo, CA 93401-3218  
805.781.7170  
[slocity.org](http://slocity.org)

May 18, 2021

Robert M Ruiz, P.E, Engineer IV  
Public Works, County of San Luis Obispo

**Subject: County of San Luis Obispo Probation Building –Pre-application Comments  
April 22, 2021, 11:00 AM**

Thank you for the discussion regarding the proposed County of San Luis Obispo Probation Building. The proposed project would require an encroachment permit from the City of San Luis Obispo, and connection to City water and sewer. The comments identified below are organized into two categories: 1) City requirements related to the encroachment permit and connection to City services; and 2) requests and recommendations related to the proposed project and future build-out of the campus.

### Requirements

**Engineering (Hal Hannula, 805-781-7201, [hhannula@slocity.org](mailto:hhannula@slocity.org))**

1. Any connection to City utilities and work or construction staging within the public right-of-way will require an encroachment permit from the City of San Luis Obispo. The encroachment permit application and submittal requirements are [available on-line](#). A traffic control plan submittal, review, and approval will likely be required. For permit coordination, contact permit tech Matt LaFreniere at [mlafreniere@slocity.org](mailto:mlafreniere@slocity.org), (805) 781-7015, or [engineering@slocity.org](mailto:engineering@slocity.org).
2. Unless a design exception is otherwise approved, all work related to City of San Luis Obispo infrastructure or rights-of-way shall comply with the City Engineering Standards and Specifications in effect at the time of construction.
3. Any public water main shut-down shall be coordinated through the City Public Works inspector and the Utilities Department. Separate fees will be required for Utility Department staffing and/or after hours work when required or requested.
4. Any damaged or displaced public infrastructure shall be repaired or replaced per City Engineering Standards.
5. Any consideration for the addition of a new City/SLO Transit bus stop would need to be approved by the City's Transit Manager.

6. A Planning Division approval is required for any night-time work request.
7. The plan submittal shall include a **complete site utility plan** showing all existing and proposed underground and overhead (wire) utilities and utility company meters for reference. City plans are available upon request. Utility requirements from the several wire utilities, especially PGE should be clearly established prior to the commencement of construction. Otherwise, the utility plans should be clearly noted as being a deferred submittal item. Any work within the public rights-of-way needed to provide wire or gas services shall be reviewed and approved by the City of San Luis Obispo.
8. Unless otherwise waived or deferred, any new or upsized water meter will be subject to the City's impact fee ordinance. Water and Sewer Impact fees, if applicable, would need to be paid prior to or in conjunction with the encroachment permit for the new service (meter) or any meter upsizing.
9. Cross-connection controls will be required for the fire sprinkler system and any domestic water supply for this campus if existing water wells will remain.
10. The site utility plan shall show all existing and proposed fire suppression systems, fire hydrants, and appurtenances. Upgrades may be required in accordance with City Engineering Standards, California Fire Code, and as required by the State/City Fire Marshal.
11. The plans shall include a complete grading and drainage plan and corresponding reports. The plans and reports shall show and note compliance with the City-County Drainage Design Manual DDM) and the Post Construction Stormwater Regulations (PCR's) as promulgated by the Central Coast Waterboard per their Resolution 2013-0032 or any updates thereof.
12. The City and County will need to confirm the lead for review, approval, and reporting to the state regarding our respective MS4 permits and the required stormwater control plan. The stormwater plan should include both a project level (phased) and preliminary campus build-out strategy for stormwater compliance. The plans should include all Drainage Management Areas (DMAs) and Stormwater Control Measures (SCMs). Unless otherwise specifically approved by the City under an encroachment agreement, the SCMs shall be located on the County owned parcel(s) and not within the public right-of-way.

**Building (Mark Sadowski, 805-781-7184, [msadowsk@slocity.org](mailto:msadowsk@slocity.org))**

13. Although this Pre-application for the new Probation Department building used a campus base address of 2180 Johnson, a new Bishop Street address shall be established by the County in cooperation with the City in accordance with City addressing guidelines for permitting, way-finding, and emergency response. The addressing plan shall consider the existing addressing and campus build-out with the number of total potential addresses needed off of Bishop.

**Fire (Molly Brown, 805-781-7560, [mbrown@slocity.org](mailto:mbrown@slocity.org))**

14. Fire Department Access: Access shall be in accordance with Chapter 5 and Appendix D of the 2016 California Fire Code (CFC). Access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of 13' 6". Access roads shall be designed and maintained to support the imposed loads of a 60,000 pound fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. The all-weather access road(s) shall be installed prior to the start of combustible construction. Dead end roads in excess of 300 feet in length shall terminate in a cul-de-sac turnaround with a minimum unobstructed turning radius of 35 feet (70 foot diameter). The maximum road grade for fire department access is 15%, with a maximum cross slope of 5%. The maximum angle of approach and angle of departure is 10%.
15. Address Numbers: Approved address numbers shall be placed on all new buildings in such a position to be plainly visible and legible from the street fronting the property. Numbers shall be a minimum of 8" high by 1" stroke and be on a contrasting background.
16. Water Supplies: Water Supplies shall be in accordance with Sections 507 of the CFC. An approved water supply capable of providing the required fire flow for fire protection is required. The fire flow shall be determined using Appendix B of the CFC. Show locations of any nearby existing fire hydrants and any new proposed hydrants. Hydrants are required to be located within 300 feet of all exterior locations of the building. Specify if new and/or existing hydrants are public or private.
17. Fire Department Access to Equipment: Rooms or areas containing controls for air-handling systems, automatic fire-protection systems, or other diction, suppression or control elements shall be identified for use by the Fire Department and shall be located in the same area. A sign shall be provided on the door to the room stating "Fire Sprinkler Riser" and "Fire Alarm Control Panel". Fire sprinkler risers shall be located in a room with exterior door access. Show fire sprinkler riser room near electrical room.
18. Knox Box: A Knox Box shall be provided on the outside of the Fire Sprinkler Riser Room with a key to the room. Show proposed location.
19. Fire Protection Systems and Equipment: Fire protection systems shall be installed in accordance with the CFC and the California Building Code. An approved NFPA 13 fire sprinkler system will be required. Shop Drawings and Specifications shall be a deferred submittal, for review and approval prior to installation.
20. Show location and pipe diameter for underground fire line. Include location of double detector check valve backflow preventer and fire department connection. Fire Main and all associated control valves shall be installed per NFPA 24 Standards and City Engineering standards.



**Utilities (Cori Burnett, 805-781-7208, [cburnett@slocity.org](mailto:cburnett@slocity.org))**

21. The proposed utility infrastructure shall comply with the latest engineering design standards effective at the time the encroachment permit is obtained and shall have reasonable alignments needed for maintenance of public infrastructure.
22. The sewer will need to connect to the existing public main within Bishop Street.
23. The project will need to provide a fire flow memo that assesses the requirements of the proposed building to determine the adequacy of the available water flow and pressure.
24. The water service will need to connect to the existing public main within Bishop Street.
25. Provide City Utilities with engineering design narratives for water and sewer consumption and generation rates.
26. Landscape plans will conform to CALGreen Building Code and MWELo regulations, including MAWA and ETWU calculations will using the City's calculator for MAWA and ETWU per the following formula: <http://www.slocity.org/government/department-directory/utilities-department/documents-and-files>. Please provide the calculation table within the plan set.
27. Identify the size, capacity, and location of the solid waste enclosures to serve the project consistent with the City's Solid Waste Enclosure Standards. Contact San Luis Garbage Company (SLG) and obtain in writing that the proposed enclosures and collection method meets the SLG requirements. SLG can be contacted at 805-543-0875.

**Transportation (Adam Fukushima, 805-781-7590, [afukushi@slocity.org](mailto:afukushi@slocity.org))**

28. The project shall include upgrades to curb ramps and pedestrian signals and push buttons at the Johnson/Bishop intersection to provide compliance with current ADA Standards.
29. The City has just adopted an Active Transportation Plan (February 2021) that supersedes the 2013 Bicycle Transportation Plan. Both the previous Bicycle Plan and currently adopted Active Transportation Plan identify a proposed shared-use path through the development area connecting Flora to an already existing easement adjacent to Fixlini Street. This is an important Safe Routes to School path connecting these neighborhoods to San Luis Obispo High School and provides a low speed, low volume, alternative to Johnson Avenue. The proposed development should include construction of this path and record a public access easement along the path alignment. At a minimum, the project shall not preclude the future implementation of this connection.

## **Requests and Recommendations**

### **Planning (Shawna Scott, 805-781-7176, [sscott@slocity.org](mailto:sscott@slocity.org))**

1. The project site is identified in the [City's General Plan](#) Land Use Element as Special Focus Area 5: General Hospital site. The City's Land Use Element states the following:

*The General Hospital site includes County-owned property including the old hospital building (which is planned to remain as an office / treatment facility) and lands behind the facility. Lands behind the hospital building that are inside the City's Urban Reserve line will be designated as Public (for existing public facility) and a range of residential uses (Low Density and Medium Density Residential) and will include the ability to support residential care, transitional care use, and other residential uses consistent with the adjacent areas. The remaining site outside the City's Urban Reserve line will remain as Open Space. **The City shall seek to secure permanent protection of the open space outside of the urban reserve line as part of any development proposal.** The undeveloped portion of this site on the southwest side of Johnson Avenue will remain designated for Public uses.*

2. We recommend the County's design team review the [City's Community Design Guidelines](#) to help guide the architectural design of the current and future project(s).
3. Prior to construction, we request notification from the County, such that we can respond to any interested residents who may call the City with information regarding the project, and appropriate contact information.

### **Engineering (Hal Hannula, 805-781-7201, [hhannula@slocity.org](mailto:hhannula@slocity.org))**

4. A construction management plan should be provided to show site access, staging, phasing, etc.
5. The site plan development for this phase of construction and the campus build-out should consider site accessibility and path of travel (ADA compliance) from the adjoining public rights-of-way, transit stops, and accessible parking areas.
6. The phased or ultimate site development plan should consider bike and pedestrian access circulation to the south to Flora, west on Bishop, and north to Fixlini where a public pedestrian access easement has been established with Tract 2570.
7. The grading and drainage plan and reports should consider the current project and proposed build-out of the campus as a "common plan" for purposes of compliance with the DDM, PCRs, and for erosion control and participation in the State's Stormwater Multiple Application and Report Tracking System (SMARTS).
8. The grading and drainage plan should consider any run-on and how any diverted upslope drainage and improved drainage will be managed and will outlet to an approved location in a non-erosive manner.

9. The soils report, grading plans, or separate analysis should clarify whether Naturally Occurring Asbestos is present and should include a strategy to comply with County, State, and Federal Regulations accordingly.
10. The Probation Department plan and campus build-out should expect that the project may intercept spring or perched groundwater. As such, the project plan should clarify how any intercepted drainage will be managed on site to eliminate or minimize impacts to the existing public roadways in accordance with City Engineering Standards.
11. The proposed parking lot improvements should comply with the City's Parking and Driveway Standards and Community Design Guidelines. The parking lot will need to comply with the applicable California codes. Parking lot and building lighting should comply with the City's Nightsky Ordinance.
12. The Probation Department Building plans should consider access, access restrictions, maneuverability, site circulation, and vehicle design size for truck or delivery access. The plan should consider existing access needs for the Child Development Center (CDC) accordingly. It is unclear from the conceptual plan how circulation will be provided for the Probation Department without some out-of-phase driveway or access improvements.
13. The campus circulation plan and any traffic safety analysis should evaluate the parking space orientation, circulation, and expected access to and from Johnson Ave to the C1 and C2 parking areas. In the absence of a center turn lane, access controls may be required to limit this driveway access to a right-in and right-out only.
14. The campus conceptual plan shows 15 parallel parking spaces along Bishop. It is unclear how this might be achieved without roadway widening or whether this would be supported. The parking demand and development analysis should be evaluated without these 15 additional spaces.
15. The plans should show all existing trees, tree removals, tree plantings, trees to be retained and protected, and any compensatory tree plantings. Tree preservation strategies should comply with City or County standards and may require a preservation plan prepared by a Certified Arborist.

**Transportation (Adam Fukushima, 805-781-7590, [afukushi@slocity.org](mailto:afukushi@slocity.org))**

16. Given a development of this size, a transportation impact analysis should be prepared to disclose potential impacts of the development on multimodal transportation operations including, but not limited to:
  - a. Level of service (auto/bike/ped) and queuing analysis at the intersections of Johnson/Bishop and Johnson/San Luis Drive.

- b. Analysis of the access driveway on Johnson Avenue for consistency with City Engineering Standards and industry best practices for access management on urban arterial streets.
17. With a development of this size, the City requests that a Bike Central (an indoor bike parking facility for employees) be provided on-site, as well as employee shower and changing facilities consistent with the policies of the City's Active Transportation Plan. The development should also include short-term bicycle parking (racks) consistent with City Zoning Regulations.
18. Please confirm how the project's CEQA analysis will evaluate potential transportation impacts related to vehicle miles traveled (VMT) pursuant to SB 743 and what thresholds of significance will be applied (i.e., City or County VMT thresholds).
19. Given the location and type of use proposed, the development should include a Trip Reduction Plan to monitor and reduce employee trips by single occupancy vehicle and achieve the Gold Level of SLOCOG's Back N' Forth Program.

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### Exhibit B - Mitigation Summary

#### Air Quality

**AQ-1** Construction Permit Requirements Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require a California statewide portable equipment registration (issued by the California Air Resources Board or CARB) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements but should not be viewed as exclusive:

- Portable generators and equipment with engines that are 50 hp or greater; or
- Electrical generation plants or the use of standby generators.

**AQ -2** Fugitive Dust Mitigation Measures: Expanded List Construction activities can generate fugitive dust, which could be a nuisance to residents and businesses in close proximity to the proposed construction site. Projects with grading areas more than 4 acres and/or within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance (APCD Rule 402) impacts:

- a) Reduce the amount of the disturbed area where possible;
- b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. When drought conditions exist and water use is a concern, the contractor or builder should consider use of a dust suppressant that is effective for the specific site conditions to reduce the amount of water used for dust control. Please refer to the following link from the San Joaquin Valley Air District for a list of potential dust suppressants: [Products Available for Controlling Dust](#);
- c) All dirt stockpiles should be sprayed daily and covered with tarps or other dust barriers as needed;
- d) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) or otherwise comply with California Vehicle Code (CVC) Section 23114;
- f) "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in CVC Section 23113 and California Water Code 13304. To prevent 'track out', designate access points and require all employees, subcontractors, and others to use them. Install and operate a 'track-out prevention device' where vehicles enter and exit unpaved roads onto paved streets. The 'track-out prevention device' can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices need periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified;
- g) All fugitive dust mitigation measures shall be shown on grading and building plans;
- h) The contractor or builder shall designate a person or persons whose responsibility is to ensure any

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fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to minimize dust complaints and reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Their duties shall include holidays and weekend periods when work may not be in progress (for example, wind-blown dust could be generated on an open dirt lot). The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork, or demolition (Contact the Compliance Division at 805-781-5912).

- i) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- j) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- k) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- l) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- m) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
- n) Take additional measures as needed to ensure dust from the project site is not impacting areas outside the project boundary.

**AQ-3** Limits of Idling During Construction Phase: State law prohibits idling diesel engines for more than 5 minutes. All projects with diesel-powered construction activity shall comply with Section 2485 of Title 13 of the California Code of Regulations and the 5-minute idling restriction identified in Section 2449(d)(2) of the CARB's In-Use Off-Road Diesel regulation to minimize toxic air pollution impacts from idling diesel engines. The specific requirements and exceptions for the on-road and off-road regulations can be reviewed at the following web sites: [arb.ca.gov/sites/default/files/classic/msprog/truck-idling](http://arb.ca.gov/sites/default/files/classic/msprog/truck-idling) and [arb.ca.gov/regact/2007/ordiesl07/frooal.pdf](http://arb.ca.gov/regact/2007/ordiesl07/frooal.pdf).

**AQ-4** Because this project is within 1,000 feet of sensitive receptors, the project applicant shall comply with the following more restrictive requirements to minimize impacts to nearby sensitive receptors.

1. Staging and queuing areas shall not be located within 150 feet of sensitive receptors;
2. Diesel idling within 150 feet of sensitive receptors shall not be permitted;
3. Use of alternative fueled equipment is recommended; and
4. Signs that specify no idling areas must be posted and enforced at the site.

**AQ-5** Naturally occurring asbestos (NOA) has been identified by CARB as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain NOA. The following requirements apply because the project site is in a candidate area for NOA. The applicant shall ensure that a geologic evaluation is conducted to determine if the area disturbed is or is not

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exempt from the CARB Asbestos Air Toxics Control Measure (Asbestos ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (Title 17 CCR Section 93105) regulation.

- a) If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD; or
- b) If the site is exempt, an exemption request must be filed with the APCD.

More information on NOA can be found at [slocleanair.org/rules-regulations/asbestos/noa](http://slocleanair.org/rules-regulations/asbestos/noa).

**AQ-6** Proper Abatement of Asbestos-Containing Material (ACM) Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, abatement, and disposal of asbestos-containing material (ACM). ACM could be encountered during the demolition or remodeling of existing structures or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).

NESHAP requirements include but are not limited to:

1. Written notification to the APCD, within at least 10 business days of activities commencing.
2. Asbestos survey report conducted by a Certified Asbestos Consultant.
3. Written work plan addressing asbestos handling procedures in order to prevent visible emissions.

Go to [slocleanair.org/rules-regulations/asbestos.php](http://slocleanair.org/rules-regulations/asbestos.php) for more information.

**AQ-7** Proper Abatement of Lead-Based Coated Structures Demolition, remodeling, sandblasting, or removal with a heat gun can result in the release of lead-containing particles from the site. Proper abatement of lead-based paint must be performed to prevent the release of lead particles from the site. An APCD permit is required for sandblasting operations. For additional information regarding lead abatement, contact the San Luis Obispo County Environmental Health Department at 805-781-5544 or Cal-OSHA at 818-901-5403. Additional information can also be found online at [epa.gov/lead](http://epa.gov/lead).

**BR-1:** If vegetation removal or trimming is proposed during the nesting bird season (February 1 to September 1), a pre-construction nesting bird survey will be conducted by a biologist.

**BR-2:** In the unlikely event that native trees are removed, they will be replanted at a 3:1 replacement ratio.

**BR-3:** The number of access routes, size of staging areas, and the total area of the activities will be limited to the minimum necessary to achieve the project goals. Access routes and construction areas shall be located outside of riparian areas.

**BR-4:** During construction, soil and vegetation disturbance will be minimized to the minimum area necessary to construct the proposed project.

**BR-5:** Work during times of precipitation shall be avoided to the maximum extent possible. The contractor shall utilize erosion control devices, including (but not limited to): berms, silt fence, burlap-wrapped fiber rolls, jute netting, sand/gravel bags, straw wattles, and straw bales to prevent any sediment or

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pollutants from entering jurisdictional areas, and spreading onsite. All erosion control devices or mulch used onsite must be free of invasive species seed.

- BR-6:** During project activities, all food-related trash shall be disposed of in enclosed containers and removed and disposed of from the project area each day. Construction personnel shall not feed or otherwise attract wildlife to the construction area. At project completion, all project-related debris, vehicles, building materials, and rubbish shall be removed from the project area.
- BR-7:** Prior to the onset of work, the contractor will ensure that a plan is in place for prompt and effective response to any accidental spills. All workers will be informed of the importance of preventing spills and of the appropriate measures to implement should a spill occur.
- BR-8:** All vehicles and equipment shall be in good working condition and checked daily for leaks. The contractor shall prevent petroleum products, or any other pollutant, from contaminating the soil or entering a watercourse (dry or otherwise). When vehicles or equipment are not in use, mats or drip pans shall be placed below vehicles to contain fluid leaks. Refueling of vehicles and equipment shall occur at least 60-feet from wetland areas.
- BR-9:** Prior to any construction work beginning, including any vegetation clearing, sturdy, high-visibility fencing shall be installed to protect jurisdictional areas and sensitive resource areas adjacent to the work area. This fencing shall be placed so that unnecessary impacts to adjacent habitat are avoided. No construction work (including storage of materials) shall occur outside of the "Project Limits". The required fencing shall remain in place during the entire construction period and be maintained as needed by the contractor.
- CR-1:** Inadvertent Discovery. If previously unidentified cultural materials are unearthed during construction, work shall be halted in that portion of the project area until a qualified archaeologist can assess the significance of the find. Additional archaeological surveys will be needed if the project limits are extended beyond the present survey limits.
- CR-2:** Pre-construction Archaeological Briefing. An archaeologist shall provide a pre-construction archaeological briefing to all construction crews prior to initiating ground disturbing activities. The briefing shall provide guidance on historical and archaeological resources and appropriate procedures to follow if such finds are inadvertently exposed during the project.
- HAZ-1:** Prior to construction, if necessary, an Asbestos Health and Safety Program and Asbestos Dust Mitigation Plan will be developed in accordance with the APCD.
- NS-1:** The project will be consistent with the San Luis Obispo City Noise Standards and San Luis Obispo City Municipal Code, Title 9 (Public Peace, Morals and Welfare), Section 12 (Noise Control).



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### Mitigation Monitoring Plan

The purpose of a Mitigation Monitoring Plan is to provide a program to examine, document and record compliance with the environmental plans and specifications pertinent to the proposed project, in order to comply with Section 21081.6 of the California Environmental Quality Act (CEQA). This plan provides the standards and methods necessary to ensure and document the implementation of the environmental mitigation measures which have been included in the project description as well as with the conditions of approval placed on project permits. Responsibility for ensuring successful implementation of the Mitigation Monitoring Plan lies with the County of San Luis Obispo, as the project proponent and Lead Agency for the project under CEQA. If the recommended mitigation measures and monitoring plan are implemented successfully, the potential significant adverse effects stemming from project construction will be reduced to a level of insignificance.

Mitigation monitoring will be carried out by the Environmental Programs Division of the County's Department of Public Works. The Environmental Programs Division provides environmental services to the Department of Public Works, including mitigation compliance and monitoring, with CEQA oversight by the County Planning and Building Department.

Upon approval of the CEQA document and issuance of all required permits, the Environmental Programs Division will assign internal responsibility for compliance with each mitigation measure to one or more members of the project team. Responsible parties include the Environmental Programs Division, the Project Manager (PM), the Resident Engineer (RE), and/or on-site monitors.

Mitigation measures are organized into project design, pre-construction, construction, and post-construction tasks. Compliance with mitigation measures is documented in the project file through written reports, accompanied by project photos where necessary. Post construction monitoring of revegetation and other project components is documented by yearly reports, on a schedule typically determined by one or more of the project permits. Depending on the complexity of the post construction mitigation effort, tasks will be carried out by county staff or technical experts under contract to the County. Post construction monitoring is typically conducted for three to five years, depending on permit requirements and success criteria.

Where necessary, construction personnel will be required to attend a crew orientation meeting. The meeting will be conducted by the RE and will be used to acquaint the construction crews with the environmental sensitivities of the project site. The orientation meeting shall place an emphasis on the need for adherence to the mitigation measures and permit conditions as well as the need for cooperation and communication among all parties concerned (i.e., RE, Environmental Programs Division, regulatory agencies, construction personnel) in working together to solve problems and arrive at solutions in the field.